

EXECUTIVE

Thursday, 16th March, 2017
6.30 pm





EXECUTIVE

BURNLEY TOWN HALL

Thursday, 16th March, 2017 at 6.30 pm

This agenda gives notice of items to be considered in private as required by Regulations (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Members are reminded that if they have detailed questions on individual reports, they are advised to contact the report authors in advance of the meeting.

Members of the public may ask a question, make a statement, or present a petition relating to any agenda item or any matter falling within the remit of the committee.

Notice in writing of the subject matter must be given to the Head of Governance, Law & Regulation by 5.00pm on the day before the meeting. Forms can be obtained for this purpose from the reception desk at Burnley Town Hall or the Contact Centre, Parker Lane, Burnley. Forms are also available on the Council's website www.burnley.gov.uk/meetings.

AGENDA

1) Apologies

To receive any apologies for absence

2) Minutes

5 - 12

To approve as a correct record the Minutes of the last meeting held on the 13th February 2017.

3) Additional Items of Business

To determine whether there are any additional items of business which, by reason of special circumstances, the Chair decides should be considered at the meeting as a matter of urgency.

4) Declaration of Interest

In accordance with the Regulations, Members are required to declare any personal or personal and prejudicial interests they may have and the nature of those interests in respect of items on this agenda and/or indicate if S106 of the Local Government Finance Act 1992 applies to them.

5) Exclusion of the Public

To determine during which items, if any, the public are to be excluded from the meeting.

6) *Right To Speak*

To consider questions, statements or petitions from Members of the Public.

7) *Burnley's Local Plan*

13 - 1066

To recommend to Full Council approval of the Burnley Local Plan Proposed Submission document for publication for the seeking of representations as to soundness and legal compliance and its subsequent submission to the Secretary of State for examination.

MEMBERSHIP OF COMMITTEE

Councillor Mark Townsend (Chair)
Councillor John Harbour (Vice-Chair)
Councillor Beatrice Foster

Councillor Sue Graham
Councillor Wajid Khan
Councillor Lian Pate

PUBLISHED

Wednesday, 8 March 2017

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EXECUTIVE

BURNLEY TOWN HALL

Monday, 13th February, 2017 at 6.30 pm

PRESENT

MEMBERS

Councillors M Townsend (Chair), J Harbour (Vice-Chair), B Foster, S Graham and L Pate

OFFICERS

Pam Smith	– Chief Executive
Mick Cartledge	– Chief Operating Officer
Lukman Patel	– Head of Governance, Property, Law and Regulation
Asad Mushtaq	– Head of Finance
Kate Ingram	– Head of Regeneration and Planning Policy
Eric Dickinson	– Democracy Officer

94. Apologies

Apologies for absence were received from Councillor Wajid Khan

95. Minutes

The Minutes of the last meeting held on the 19th December 2016 were approved.

96. Council Tax Renovated Property Discount

Purpose To seek approval in respect of a new policy for awarding local Council Tax discount to the owners of renovated properties which were previously classed as either uninhabitable or long-term empty.

An amendment to the recommendation in Paragraph 3 of the report was considered to include the Head of Finance in the delegation.

Reason for Decision This new Policy seeks to relieve property owners from the burden of paying Council Tax whilst they are renovating properties which were previously classed as either uninhabitable or long-term empty.

The policy adds an extra incentive for such owners by awarding a 100% local discount for up to six months, once renovation works have been completed on former uninhabitable or long-term empty properties, and the works have brought the property up to an agreed standard.

Decision (1) That Full Council be recommended to approve this new policy for awarding local Council Tax discount from 1April 2017. (Appendix 1); and

(2) Full Council be recommended, as amended, to approve that delegated authority is given to the Head of Housing and Development Control **in conjunction with the Head of Finance** to amend the criteria of the scheme to ensure it remains cost effective and achieves the objectives of the policy.

97. Conservation Area Management Plan (CAMP) for the Padiham Conservation Area

Purpose To seek approval of the draft Padiham Conservation Area Management Plan (CAMP) for consultation.

Reason for Decision The CAMP is a key tool in fulfilling the council's duties under Section 71 of the 1990 Planning (Listed Buildings and Conservation Areas) Act to draw up and publish proposals for the preservation and enhancement of conservation areas and to consult the local community.

An adopted CAMP is a key requirement for the awarding of £1.4m HLF funding for Padiham Town Centre.

By supporting the CAMP and its proactive implementation throughout the lifetime of the TH scheme and beyond, the Council is demonstrating to HLF its commitment to using the full range of planning measures and statutory powers, where appropriate, to ensure proper management of the conservation area in which funding will be invested

Decision (1) That the Executive approve the draft CAMP for the purposes of public consultation in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990;

(2) That the Executive approve the Head of Regeneration and Planning Policy has delegation to make minor editorial changes to the draft CAMP prior to publication; and

- (3) To note the final CAMP will be reported to the Executive for approval and adoption at a future meeting.

98. Revenue Monitoring Q3 2016/17

Purpose To report the forecast outturn position for the year as at 31st March 2017 based upon actual spending and income to 31st December 2016.

A correction to Paragraph 2f of the report was noted to show that Appendix 5 referred to 60k.

Reason for Decision To give consideration to the level of revenue spending and income in 2016/17 as part of the effective governance of the Council and to ensure that appropriate management action is taken to ensure a balanced financial position

- Decision**
- (1) projected revenue budget forecast underspend of £276k (see the overview table in paragraph 6) which includes utility savings and an improved income position be noted;
 - (2) That Full Council be recommended to approve the latest revised budget of £15.223m as shown in Appendix 1.
 - (3) That Full Council be recommended to approve the creation of a new reserve, Burnley bondholders, and the transfer of the balance of contributions totalling £35k from the Growth reserve;
 - (4) That Full Council be recommended to approve the creation of a new reserve, Town Centre Masterplan, utilising the £89k balance on the Housing Benefits Administration Subsidy reserve and £54k of the balance on the Rail Services reserve;
 - (5) That Full Council be recommended to approve the net transfers to earmarked reserves of £721k as shown in Appendix 4; and
 - (6) Council be recommended to approve as corrected the carry forward of forecast unspent budgets as requested by Heads of Service in Appendix 5. These amounts totalling **£60k** to be transferred into the transformation reserve and transferred back out to

create additional revenue budgets in 2017/18 or when required.

99. Medium Term Financial Strategy 2018-20

Purpose To consider the longer term financial outlook within the context of a Medium-Term Financial Strategy covering the financial years 2018/19 to 2020/21, highlighting uncertainties, underlying risks and make recommendations to Council. The Medium-Term Financial Strategy should be read in conjunction with the revenue budget 2017/18 and the associated statutory report of the Chief Finance Officer.

Amendments were considered at the meeting relating to the following changes to the report and appendix;

- Paragraph 7 of the report - “considerable” to “severe”
- Paragraph 2 of the appendix - “challenging” to “severe”
- Paragraph 29 of the appendix - “significant” to “severe”

Reason for Decision Professional accounting practice recommends that a medium term financial strategy is in place to ensure that resources are aligned to strategic intent and business objectives. It also provides a firm and robust basis on which to prepare the annual budget. Given the current financial climate, the need for consideration of the medium term financial position is pertinent to ensuring sustainable service delivery and for the Council to remain viable as a going concern

- Decision**
- (1) Full Council be recommended to approve the latest Medium-Term Financial Strategy, as amended regarding the changes to Paragraph 7 of the report and Paragraphs 2 and 29 of the Appendix to “severe”;
 - (2) That Full Council be recommended to approve the Reserves Strategy, as appended to the Medium-Term Financial Strategy; and
 - (3) That Full Council be recommended to note that a refreshed document will be provided regularly when required as an aid to monitoring the continued delivery of an annually balanced budget.

100. Revenue Budget - 2017/18

- Purpose** To consider the estimates of revenue income and expenditure for 2017/18 and to make recommendations to full Council about next year's Revenue Budget.
- Reason for Decision** To fulfil the Council's statutory obligation to calculate its Council Tax requirement as set out in Section 31A of the Local Government Act 1992 (as amended by section 74 of the Localism Act 2011).
- To set a balanced budget for the financial year 2017/18 that ensures the viability of the Council and aligns resources to the Council's strategic priorities.
- Decision** That full Council be recommended to;
- (1) Endorse the approach that has been adopted in developing budget Proposals that reflect the Council's Strategic Objectives for 2017/18;
 - (2) Approve the proposals contained in this report;
 - (3) Set a Council Tax Requirement of £6,390,760 for the financial year 2017/18;
 - (4) Set a Net Budget Requirement of £14,595,648 for 2017/18;
 - (5) Receive and consider the statutory report issued by the Head of Finance under the Local Government Act, 2003;
 - (6) Authorise the Chief Operating Officer/Heads of Service to progress action plans to deliver the 2017/18 budget;
 - (7) Approve a Council Tax (Band D) figure of £283.04 for this Council for the year commencing 1st April 2017 and adopt the statutory resolution to set the full Council Tax for the year. This is equivalent to a 1.9% Council tax increase.

<p>101. Treasury Management Strategy 2017/18 and Prudential and Treasury Indicators 2017/18 - 2019/20</p>
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- Purpose** To comply with the amended Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management 2011.

To outline a treasury management strategy statement for the financial year 2017/18.

To set out prudential indicators for the financial years 2017/20 in line with the CIPFA's Prudential Code 2013.

To seek approval for the Council's Minimum Revenue Provision (MRP) Policy Statement for the financial year 2017/18 in accordance with Government regulations.

Reason for Decision To provide the proper basis required by current Government regulations and guidance to make charges for debt repayment (MRP) to the Council's revenue account.

To fulfil statutory and regulatory requirements and to provide a clear framework for local authority capital finance and treasury management.

Decision (1) That Full Council be recommended to approve the treasury management strategy statement for 2017/18 as set out in Appendix 1;

(2) That Full Council be recommended to approve the prudential and treasury indicators for 2017/18 to 2019/20 per Appendix 2 including the authorised limit for external debt of £35.067m in 2017/18;

(3) That Full Council be recommended to approve the list of Counterparties for Deposits outlined within Appendix 3; and

(4) That Full Council be recommended to approve the Council's MRP Statement for 2017/18 as set out in Appendix 4 of this report.

102. Capital Monitoring Q3 2016/17

Purpose To provide Members with an update on capital expenditure and resources position along with highlighting any variances.

Reason for Decision To effectively manage the 2016/17 capital programme

Decision (1) That Full Council be recommended to approve the revised capital budget for 2016/17 totalling £7,500,591, as outlined in Appendix 1;

- (2) That Full Council be recommended to approve the proposed financing of the capital budget totalling £7,500,591 as shown in Appendix 2; and
- (3) the latest estimated year end position on capital receipts and contributions showing an assumed balance of £2,749,051 at 31st March 2017, in Appendix 3, be noted.

103. Capital Budget for 2017/18 and Capital Investment Programme 2017/2020

- Purpose** To recommend approval of the capital budget for 2017/18.
- Reason for Decision** To establish a capital budget that reflects the Council's overall priorities and provides a framework for capital spending to be undertaken during 2017/18
- Decision** (1) That Full Council be recommended to be recommended to approve the 2017/18 Capital Budget, totalling £12,027,721, as set out in Appendix 1;
- (2) That Full Council be recommended to note the 2017/20 Capital Investment Programme as also set out in Appendix 1;
- (3) That Full Council be recommended to note the estimated position on capital resources as set out in Appendix 2; and
- (4) That subject to (1) above to approve the release of capital scheme budgets including slippage from 2016/17, subject to compliance with the Financial Procedure Rules and that there will be full compliance with Standing Orders for Contracts.

104. Strategic Plan 2017-20

- Purpose** To seek Executive endorsement of the updated Strategic Plan (appendix 1).
- Reason for Decision** The Strategic Plan sets out a clear vision for the future at a time of challenging budget decisions: one that is evidence based, shared by all Units of the Council, and is in tune with the aspirations of local people.
- Decision** That the updated Strategic Plan be recommended to Full Council.

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Burnley's Local Plan

REPORT TO THE EXECUTIVE



DATE	16/03/2017
PORTFOLIO	Regeneration and Planning Policy
REPORT AUTHOR	Kate Ingram/Elizabeth Murphy
TEL NO	01282 477271/477286
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PURPOSE

1. The purpose of this report is to seek Members' support for a recommendation to Full Council that the Burnley Local Plan Proposed Submission Plan (Appendix 1) be approved for Publication for the seeking of representations as to soundness and legal compliance in accordance with the Council's Statement of Community Involvement (SCI) and statutory requirements.

2. The Proposed Submission version of the Plan is the Plan which is to be submitted to the Secretary of State for independent Examination.

RECOMMENDATION

3. That Full Council be recommended to approve the Burnley Local Proposed Submission Plan for Publication for the seeking of representations as to soundness and legal compliance over a 6 week period from 31 March to 12 May 2017 and its subsequent Submission to the Secretary of State for Examination.

4. That Full Council be recommended to authorise the Head of Regeneration and Planning Policy to make minor editorial changes to the Local Plan Proposed Submission Plan, the accompanying Policies Map, the sustainability appraisal and any other relevant documents prior to Publication and Submission, subject to these not involving the addition or deletion of any site and not otherwise changing the Plan's direction or overall strategy where it is able to do so.

5. That Full Council be recommended to authorise the Head of Regeneration and Planning Policy to propose main modifications to the Plan to the inspector where the inspector has indicated these are necessary to ensure soundness, subject to the caveat that if, in the opinion of the Head of Regeneration and Planning Policy and following consultation with the Portfolio Holder for Regeneration and Economic Development, these changes are considered to be so substantial as to alter the entire plan and its strategy, these will be referred back to Full Council for a decision during the Examination.

REASONS FOR RECOMMENDATION

6. Local Authorities are required by legislation to prepare a Local Plan to set the local planning framework for their district. The current Burnley Local Plan Second Review adopted in 2006 was intended to cover the period until 2016. Its policies have been 'saved' indefinitely by the Secretary of State until such time as a new plan is put in place.
7. Failure to have an up to date local plan in place limits the Council's ability to influence the quantum, location and quality of development in its area. The Government have made clear that they expect Council's to have a local plan in place and are still considering possible sanctions such as intervention by DCLG and/or possible financial penalties for those Councils that do not.
8. The Council has produced the Proposed Submission version of the Plan in line with the statutory requirement to do so. This version of the Plan is the version that the Council intends to submit to the Secretary of State for independent Examination, prior to it being formally adopted, and as such a decision of Full Council is required by legislation at this stage.
9. The Council is required by legislation to invite representations on the Proposed Submission Documents (i.e. the Plan, the Sustainability Appraisal and other relevant supporting documents) over a 6 week period prior to Submission. These representations should be on matters of soundness and legal compliance only, but in practice are not restricted to these matters – although these are the only matters the inspector can consider at the Examination.

SUMMARY OF KEY POINTS

10. Burnley's new Local Plan will cover the whole of the Borough and look ahead to 2032. It will provide the statutory planning framework for the borough for non-minerals and waste matters which are the responsibility of Lancashire County Council. The adopted Joint Lancashire Minerals and Waste Local Plan also forms part of the development plan for Burnley.
11. The Local Plan is being drawn up in accordance with the legislation governing plan-making, including the Duty to Cooperate; and in the context of national planning policy with which it must be consistent, whilst also having regard to other relevant local strategies. To progress to adoption, the Plan must be 'sound' and the tests for judging soundness are set out in the National Planning Policy Framework (NPPF). The Plan must also be legally compliant in its content and preparation.
12. The Plan will be used to guide decisions on planning applications and areas where investment should be prioritised. Once adopted, it is intended to fully replace the 'saved' 2006 Local Plan.

Outcome of Preferred Options

13. Preferred Options was not a formal stage required under the regulations governing plan preparation i.e. The Town and Country Planning (Local Planning) (England) Regulations 2012. Councils are required by the regulations to consult about what the Plan 'ought to contain' and to take the comments received into account. Effectively, the Council broke down this requirement into separate stages: Issues and Options and Preferred Options, in

line with the commitment set out in its SCI.

14. Following consultation on Issues and Options in early 2014 and some additional sites in late 2014 which encouraged early involvement in the Plan's preparation, the Preferred Options document was a draft plan for consultation setting out the Council's preferred strategy, policies and site allocations and was the subject of consultation over a 6 week period from 15 July to 26 August 2016.
15. A report on the comments received and the recommended responses is included at Appendix 3. Copies of the original comments in full are available for inspection. A number of changes have been made to the Plan as a result of the comments received and further work on the evidence base has been commissioned and completed.

Content of the Proposed Submission Plan

16. The Proposed Submission Plan sets out:
 - the issues that Burnley faces;
 - a Vision of the kind of place Burnley might be by 2032; and
 - the policies to plan and manage change and development in order to deal with the issues that the borough faces and achieve the Vision for Burnley.
17. The Plan has been informed by an extensive evidence base, including a number of studies produced specifically to inform the plan, including: a Joint Strategic Housing Market Assessment with Pendle Council (SHMA), an Employment Demand Study (ELDS), a Strategic Housing and Employment Land Availability Assessment (SHLAA), A Retail, Office and Leisure Assessment (ROL), a Gypsy, Traveller and Travelling Showpeople's Accommodation Assessment (GTAA), a Green Belt Review, a Green Infrastructure Strategy, a Strategic Flood Risk Assessment, a Transport Impact Assessment and a Viability Assessment.
18. The Plan begins with an explanation about its purpose and development and a summary of the context within which the Plan is being prepared. It is then set out as follows:
 - Section 2 provides a concise geographic, economic and social portrait of Burnley Borough and the key issues it faces
 - Section 3 sets out the spatial vision for Burnley describing the sort of place Burnley will be by 2032. In order to achieve this vision and to respond to issues identified, a number of objectives have been defined
 - Section 4 sets out the strategy for housing and employment growth and the strategic / overarching policies for development, including the housing and employment land targets (SP2 and SP3) and overall spatial strategy (SP4)
 - Section 5 sets out the allocations (including housing under HS1 and Employment under EMP1) and specific policies by subject area
 - Section 6 set out the arrangements for implementation and monitoring
19. The Policies Map is a series of Plans attached at Appendix 2 (these are currently drafts or printers proofs awaiting the Full Council Decision).
20. An Infrastructure Delivery Plan (IDP) is being produced alongside the Local Plan. The IPD is a living document which reviews and evaluates the social, environmental and economic

infrastructure that that will be required to support the development and growth set out the Plan. The Draft IDP is attached to this report in Appendix 6.

Sustainability Appraisal

21. Throughout its development, the Local Plan is subject to a number of environmental appraisals. Sustainability Appraisal (SA) assesses the environmental, social and economic impacts of the plan and its policies; Strategic Environmental Assessment (SEA) assesses the environmental effects of the plan and its policies and any 'reasonable alternatives'; and Habitats Regulations Assessment (HRA) assesses any significant effects on European nature conservation sites. The first two processes tend to be combined and jointly described as SA for ease of reference.
22. SA is a systematic iterative process to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives as well as being a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.
23. Initial SA and HRA reports were published at the Issues and Options stage and further SA and HRA was undertaken of the Preferred Options. Further SA and HRA has been undertaken of the Proposed Submission Plan taking into account the relevant comments received at Preferred Options. The HRA report is attached at Appendix 4. The SA and Non-Technical Summary report is attached to this report in Appendix 5a and 5b. The publication of an SA Report for comment alongside the Proposed Submission Document is a legislative requirement at this stage.

Impending Changes to national Policy and Legislation

24. At the time of writing, legislative changes to the planning system through some as yet unenacted clauses in the 2016 the Housing and Planning Act and through the Neighbourhood Planning Bill 2016-17 are anticipated. Some changes to national planning policy and the plan-making system have been announced and further changes proposed (subject to consultation) in the Housing White Paper of February 2017. These changes are likely to be significant. However, in so far as it is within the Council's control, it is important that these should not result in delay to progression of the Local Plan. Officers seek to minimise risks in this regard by trying to predict and anticipate the likely changes.

Proposed Submission Consultation

25. Consultation on the Proposed Submission Plan will take place over six week period from Friday 31 March 2017 to Friday 12 May 2017 and will be carried out in line with legislative requirements and the Council's SCI. Due to the particular nature of this plan-making stage which is often described as a 'technical consultation', there will only be two drop-in events held at the town hall where officers will be available to answer questions on the Plan content, how to make representations, and on the forthcoming Examination. Officers will be available to answer queries by phone for those who are unable to attend an event.
26. The Proposed Submission Plan will be available on the Council's website and printed copies will be available to view at Contact Burnley, Burnley Central Library and Padiham Leisure Centre. Representations will be able to be made online at www.burnley.gov.uk or by e-mailing localplan@burnley.gov.uk or by writing to Burnley Borough Council,

27. The representations received in response to this consultation will be considered by the inspector. For Submission, the Council is required to prepare a report setting out the number of representations received, their nature and the main issues raised in order to assist the inspector. He or she may during the course of the Examination, ask the Council to respond to the representations.

Submission and Examination

28. The Proposed Submission Plan, together with the representations and report discussed above and the entire evidence base and supporting assessments will be submitted to the Secretary of State for independent Examination in June 2017. A planning inspector from Planning Inspectorate (PINS) will be appointed to conduct an Examination into the soundness and legal compliance of the Plan. Whilst soundness failures in many circumstances can be rectified by changes to the Plan or the preparation of supplementary evidence; this is more difficult with legal compliance failures in relation to the Plan's preparation, including 'Duty to Cooperate' failures which can be fatal.
29. The Examination starts immediately on Submission. The inspector will determine what matters he/she wishes to discuss and invite participants to prepare further material under his/her direction. He or she will normally look first at the legal compliance (process) issues as failures here could halt the Examination, before going on to look at soundness (content) issues. There will be hearing sessions held in public to discuss these matters.
30. Whilst assessing whether a plan is 'sound' is actually a legal requirement, it is the NPPF that sets out four tests which the inspector will use to assess this. These are:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
31. Only those who have made representations at the Proposed Submission stage and within the six week period can participate in the Examination. They can participate in writing or at the hearings in person, or both. Only those seeking change to the Plan have a right appear in person, but supporters can too at the inspector's discretion. Anyone can attend to view the hearings whether they have made representations or not.

Modifications

32. During the Examination and prior to the ultimate adoption of the Plan, two types of modifications can be made.

33. **Minor Modifications** – These can be made at any time by the Council. These are changes which do not affect the substance of the plan e.g. typographical corrections, factual updating or minor wording changes to aid understanding/clarity. In practice, the Council maintains a live ‘tracked changes’ version of the Plan showing these, but they are actually made on adoption.
34. **Main Modifications** – These are changes to the plan to ensure soundness or occasionally legal compliance - although the latter tends to be more about the preparation process than plan content. There is a peculiar process for introducing these main modifications. Where an inspector indicates that these may be necessary to avoid a finding of unsoundness – he or she invites the Council to propose them to him/her. Following the hearing Sessions, these main modifications will be formally consulted on and the inspector will consider any further responses in addition to all other matters considered during the course of the Examination and if necessary he or she will reopen the hearing sessions.
35. Council officers need to be given the delegated authority to make /propose these changes in order for the Examination to proceed. The inspector will seek confirmation of the necessary delegation being in place. In circumstances where wholesale changes are under discussion e.g. a substantial increase in housing numbers and a suite of new sites required, the matter will need to be referred back to the Full Council for a decision. In extreme circumstances, a Plan may need to be withdrawn.
36. A Programme Officer must be in place at the time of Submission. The Programme Officer, who must not have been involved in the preparation of the Plan, organises the Examination and liaises between the inspector the Council and representors.

Adoption

37. Following the Examination, the inspector will issue a Report. If he or she concludes that the Plan is legally compliant and sound, or can be made so with main modifications, he or she will recommend its adoption. Full Council can then adopt the Plan in accordance with the inspector’s recommendations. If this is not the case he or she will recommend the Plan is not adopted and the Council cannot then adopt it. There is a 6 week period following adoption when this decision can be challenged in the High Court.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

38. Whilst the main Examination costs including the inspector’s fee and the Programme Officer have been budgeted for, the inspector may require additional work or evidence, including to address changes in legislation and national policy. Additional costs may be incurred if there is a legal challenge following adoption.

POLICY IMPLICATIONS

39. The adopted Local Plan will become the key planning document for the Borough. It will help to guide investment, give greater certainty about the future use of land and form the basis for determining planning applications.
40. The Council can only adopt the Plan with the main modifications recommended by the inspector and cannot make any main modifications of its own or reject the inspector’s.

DETAILS OF CONSULTATION

41. As outlined in the report.

BACKGROUND PAPERS

As outlined in the Report and the Appendices

Local Plan Evidence Base <http://www.burnley.gov.uk/residents/planning/planning-policies/burnleys-emerging-local-plan>

FURTHER INFORMATION

PLEASE CONTACT: Kate Ingram

ALSO: Elizabeth Murphy

Stages and terms that refer to specific requirements and stages under legislation are capitalised in this report to aid understanding.

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Burnley's Local Plan: Proposed Submission Document:

March 2017

Draft for Executive and Full Council – March 2017

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Images

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Section 1 - Introduction

1 Introduction

1.1 Background

1.1.1 Planning affects many aspects of our lives – from where we live to where we work, from where and how we shop to where and how we spend our leisure time. Councils are required by legislation to prepare a Local Plan to set a framework for decisions and actions that influence these important considerations.

1.2 What is Burnley's Local Plan?

1.2.1 Burnley's Local Plan will cover the whole of Burnley borough from 2012 to 2032. It will provide the statutory planning framework for the borough. The Plan will be used to guide decisions on planning applications and areas where investment should be prioritised. Once adopted, it will replace the 'saved' 2006 Burnley Local Plan Second Review.

1.2.2 The Plan will contain a vision, objectives and an overall strategy for development. This will include policies on both the scale of development and its overall pattern across the borough.

1.2.3 It will allocate many of the sites that are needed accommodated new development along with areas to be protected or enhanced. It will also set out policies on how planning applications on allocated and 'windfall' sites will be judged.

1.2.4 The Plan will provide developers, residents and service providers some certainty about what sites will be developed in the future and for what purposes. It will indicate how public and private sector action will achieve the Plan's objectives and establish a framework for monitoring whether the Plan and its policies are being delivered.

1.3 The Local Plan

1.3.1 The Council has produced this document as part of the process of developing the new Local Plan. This Preferred Options document sets out:

- The issues that Burnley faces;
- What kind of place Burnley might be by 2032; and
- The Council's Preferred Options to plan and manage change and development in order to deal with the issues that the borough faces and achieve the vision for Burnley.

1.3.2 This document begins with an explanation about Burnley's Local Plan and a summary of the context within which the Plan is being prepared. It is then set out as follows:

- Section 2 provides a concise geographic, economic, environmental and social portrait of Burnley borough (called the spatial portrait) and the key issues facing the borough
- Section 3 sets out the spatial vision for Burnley describing the sort of place Burnley will be by 2032. In order to achieve this vision and to respond to current issues, a number of objectives have been defined to help guide the strategy for Burnley
- Section 4 sets out the strategy for housing and employment growth and the strategic/overarching policies for development
- Section 5 sets out the specific policies by subject area

- Section 6 sets out the arrangements for implementation and monitoring. An Infrastructure Delivery Plan (IDP) is being produced alongside the Local Plan. The IDP reviews and evaluates the social, environmental and economic infrastructure that that will be required to support the development and growth set out the plan.

1.3.3 This Local Plan does not cover minerals and waste planning as this is the responsibility of Lancashire County Council. The adopted Joint Lancashire Minerals and Waste Local Plan forms part of the development plan for Burnley.

1.3.4 The policies of the Local Plan will supersede all the saved policies from the Burnley Local Plan Review 2006. Appendix 3 contains a full list of the policies superseded and those policies considered to replace them.

1.4 Local Plan Context

1.4.1 The Local Plan is not being prepared in a vacuum. It is being drawn up in accordance with the legislation governing plan-making and in the context of national planning policy with which it must be consistent, and having regard to other relevant local strategies and the plans of other public bodies, including those of neighbouring authorities.

National Planning Policy

1.4.2 In terms of national planning policy, the Local Plan is being prepared in the context of national planning policy set out principally in the National Planning Policy Framework (NPPF) published in March 2012, and more detailed National Planning Practice Guidance (NPPG).

1.4.3 The NPPF (paragraph 7) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and sets out the three dimensions to sustainable development: economic, social and environmental and the need for the planning system to perform a number of roles to support these dimensions.

1.4.4 Legislation¹ requires that plans are “sound” and one of the four tests of soundness set out in the NPPF is that plans are consistent with national policy.

Relationship with other Local Plans and the Duty to Cooperate

1.4.5 As a statutory consultee, the Council is consulted by and in turn consults with neighbouring local authorities in the preparation of Local Plans. In addition, the councils and a number of other public sector bodies and service providers are required to cooperate proactively on strategic matters in the preparation of Local Plans (for the Council this is both a legal requirement and relates to the tests of soundness). The Council has cooperated with the relevant bodies in developing the Plan and in the preparation of the evidence base that will be used to support the Local Plan. This includes the Strategic Housing Market Assessment, the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment and a number of technical studies on landscape and wind energy development. In accordance with the Duty to Cooperate, partners have been involved in early discussions about the issues affecting Burnley and Local Plan options that could help deal with these and have helped in building up an understanding of strategic and cross-boundary issues.

¹ Planning & Compulsory Purchase Act 2004

Lancashire Enterprise Partnership

1.4.6 The Lancashire Enterprise Partnership (LEP) is dedicated to driving local growth through the delivery of a number of strategic economic priorities and national initiatives, with a focus on securing prosperity for the whole of Lancashire.

1.4.7 The Lancashire Enterprise Partnership Growth Deal received £84.2million in its first year, and as part of the Government's on-going commitment to the Lancashire Enterprise Partnership it has provided an indicative award of a further £149.6million of funding from 2016/17 onwards. The deal will help to create up to 5,000 jobs, allow more than 6,000 homes to be built and generate up to £140 million in public and private investment.

1.4.8 Within Burnley, the Growth Deal has directly funded projects such as the Burnley–Pendle Growth Corridor, which targets junction improvements and other transport improvements to release additional site capacity and enable quicker movement of goods, services and people through this key economic corridor, and the Centenary Way viaduct maintenance scheme.

East Lancashire Highways and Transport Masterplan

1.4.9 Transport provision and infrastructure across the borough is currently coordinated by Lancashire County Council as the local transport and highway authority. The County Council developed the Local Transport Plan² which the Local Plan must have regard to. As part of the LTP, the East Lancashire Highways and Transport Masterplan was adopted by the County Council in February 2014. The Masterplan sets out how the area's roads, rail and cycle networks could be transformed in the future, by improving connections to neighbouring areas, and travel opportunities within East Lancashire and its communities.

1.4.10 The Masterplan identified a number of opportunities to enable East Lancashire as a whole to improve transport infrastructure and connectivity to the rest of Lancashire and adjoining city regions of Leeds and Manchester. The main opportunity identified in the Masterplan which directly relates to the borough is the development of the Hyndburn-Burnley-Pendle Growth Corridor strategy. This strategy has identified a number of proposals to provide additional capacity on the highway network and reduce congestion. (See Section 5.7)

1.4.11 The Masterplan was the first step towards ensuring the transport network is appropriate to boost economic growth by supporting new businesses and homes while promoting healthy lifestyles and avoiding gridlock on the roads.

1.4.12 The Masterplan set in motion detailed work needed to justify investment in new transport and connectivity schemes, including:

- Improving rail connections between East Lancashire and the growth areas of Preston and Central Lancashire, Manchester and Leeds.
- Measures to reduce congestion and improve connectivity in the key M65 and M66 gateway corridors.
- Ensuring routes into key growth sites continue to function well and support future development.
- Ensuring that the needs of people who live in remote and rural locations to access work, education and health opportunities are met, making best use of funding likely to be available in future.

² A plan which set out the objectives and plans for developing transport in an area.

- Building an effective cycle network linking towns, employment sites and communities.
- Improving local links in the community so that everyone can get to the services and opportunities that they need, from education and employment to leisure and health.

Burnley's Future 2014 - 2017: The Community Strategy for Burnley

1.4.13 Although there is no longer a statutory requirement to produce a Sustainable Community Strategy, 'Burnley's Future' was updated in 2014 to provide a framework for organisations to deliver services that meet the needs of the borough and improve life in the borough for all. Its overarching strategic priorities are:

- Prosperity: to grow the borough's economy (the top priority)
- People: to help people lead healthier, more successful, lives
- Places: to make the borough cleaner, greener and safer

1.4.14 Burnley's Local Plan provides an important means of articulating these priorities spatially.

1.5 Sustainability Appraisal

1.5.1 The Local Plan must be prepared with a view to contributing towards the achievement of sustainable development. The Planning and Compulsory Purchase Act 2004 requires all Local Plans to be subject to Sustainability Appraisal (SA) to assess the social, environmental and economic effects of the policies and proposals in the Local Plan. SA is an iterative process that is undertaken throughout the development of the Local Plan as options are explored and refined and policies produced. A final SA Report detailing the process and the effect it has had on the production of the Local Plan will be produced alongside the final version of the Local Plan.

1.5.2 The Local Plan also requires a strategic environmental assessment in accordance with the requirements of the European Directive 2001/42/EC (the 'SEA' Directive) as transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004. This assessment considers the environmental effects of the Plan.

1.5.3 Although the requirements to carry out SA and SEA are separate and the scope of the assessments differs, national policy recommends that these should be integrated into a single, integrated appraisal process. Consequently, in this Plan, the term 'SA' should be taken to mean 'SA incorporating the requirements of the SEA Directive' unless indicated otherwise.

1.6 Habitats Regulations Assessment

1.6.1 The EC Habitats Directive 1992 as transposed into UK law by the Conservation of Habitats and Species Regulations (2010) require a Habitats Regulations Assessment (HRA) of land use plans to establish whether the plan alone, or in combination with other plans or projects, is likely to have a significant effect on a European Site (Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar site - collectively called Natura 2000 sites). If this is the case, then the impacts on the integrity of the site must be considered by an Appropriate Assessment.

1.6.2 Under normal circumstances, a land use plan can be brought into effect only after it has been ascertained that it will not adversely affect the integrity of a Site in terms of the Site's conservation objectives.

1.6.3 A Habitats Regulations (Screening Assessment and Appropriate Assessment) has been carried out of the emerging local plan and this is published separately.

1.7 Purpose of this Document

1.7.1 Following consultation on Issues and Options in 2014 which encouraged early involvement in the Plan's preparation, a Preferred Options draft of the Local Plan was issued for consultation in July 2016. The comments received in response to this Preferred Options consultation have been considered and this Proposed Submission Document is that which the Council intends to submit Secretary of State for independent Examination.

1.7.2 The proposals have been identified using evidence about the economic, social and environmental characteristics of the borough and how this is likely to change over the Plan period. This has involved the completion of a number of evidence base studies, including a Joint Strategic Housing Market Assessment with Pendle Council (SHMA), a Strategic Housing and Employment Land Availability Assessment (SHLAA), an Employment Land Demand Study (ELDS), A Retail, Office and Leisure Assessment (ROL), a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), a Green Belt Review and a Green Infrastructure Strategy.

1.8 What are your views?

1.8.1 Representations on this Proposed Submission Document are invited. These representations will be considered by government appointed inspector who will assess whether the plan is legally compliant and whether it is 'sound'³. Only comments which raise issues relating to legal compliance or soundness will be considered.

1.8.2 **Please note**, in order to take part in the Examination in writing or in person, you **must** make comments at this stage and not rely on any comments you made at an earlier plan stage.

1.8.3 The Consultation will start at 5pm on Friday 31 March 2017. Please send us your comments on this document **or** its evidence base. There are a number of ways you will be able do this:

Online

1.8.4 This is the Council's preferred means of receiving comments because it is the fastest and most accurate method and it will enable us to manage your comments quickly and efficiently.

- From 31 March 2017 The Council's online comments form can be accessed at: www.burnley.gov.uk

By email

- You can email your comments or completed comments forms with your name and postal address to: localplan@burnley.gov.uk

By Post

- If you do not wish to submit your comments online or do not have access to a computer, you can write to us or send a completed comments form to us at:

Burnley Borough Council
Regeneration and Planning Policy
19 Parker Lane

³ NPPF para 182 http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph_182

Burnley BB11 2BY

- Copies of the comments forms are available from the Council's website, from Contact Burnley, Burnley Central Library and Padiham Library or we can post a form to you.

Deadlines

- Please note that the **deadline for responses is 5pm on Friday 12 May 2017**.
- Unfortunately, responses received after this deadline **cannot** be accepted.
- If you have any queries about how to submit your comments, please contact the Policy and Environment team:

Tel: 01282 425011 ext. 3280 or email localplan@burnley.gov.uk

1.9 What Happens Next?

1.9.1 The Council will collate the comments received and submit these together with the Plan and evidence base to the Secretary of State for an independent Examination by government appointed Inspector. The Inspector will consider the final representations made and whether the plan is legally compliant and whether it is 'sound'. In order to test soundness, the Inspector will consider whether the Local Plan has been positively prepared, justified, effective and consistent with national planning policy. Further information on the plan-making process is set out in the Council's Statement of Community Involvement.

Adoption

1.9.2 Following the Examination, the Inspector will produce a report of his/her findings that will enable the Council to produce a Local Plan that it can formally adopt.

Section 2 - Spatial Portrait & Key Issues

2 Spatial Portrait

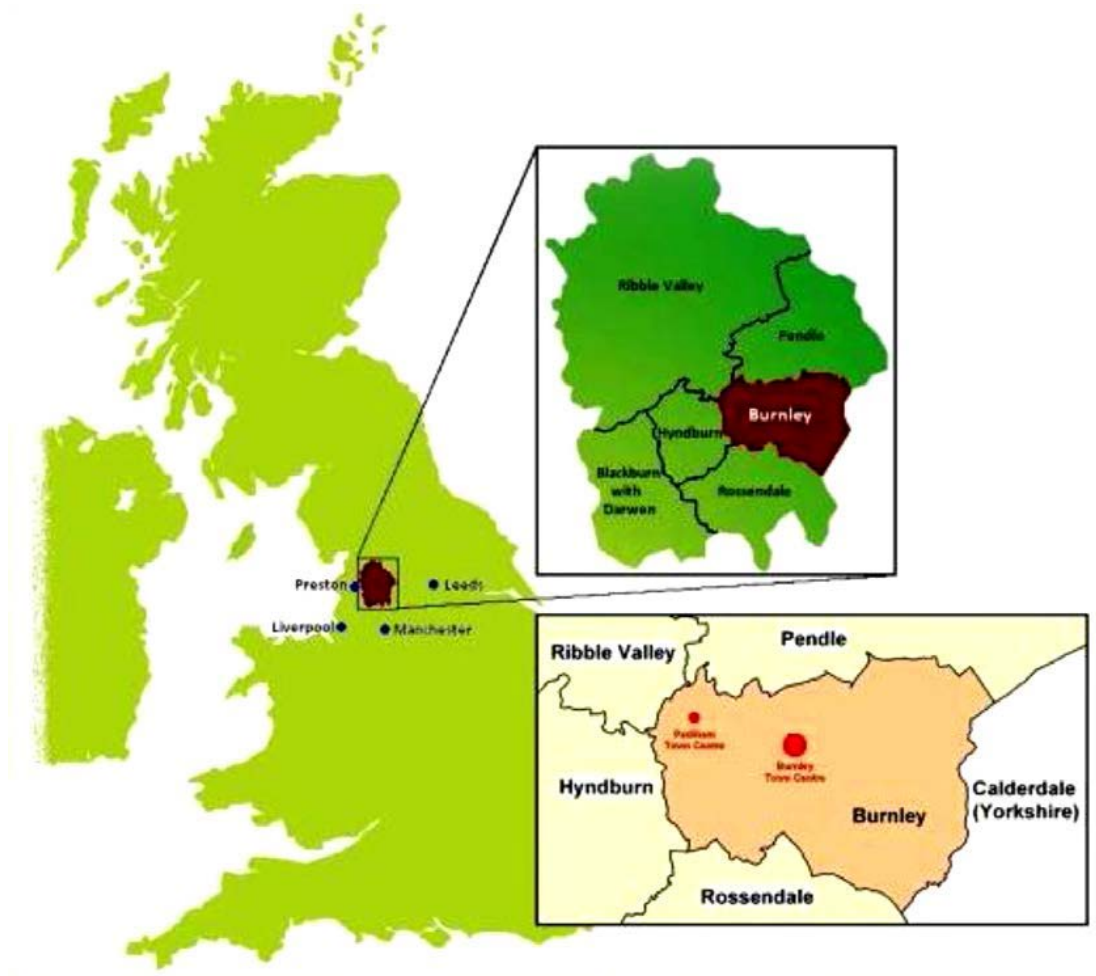
2.1 Context

2.1.1 Burnley borough is situated in Pennine Lancashire. It covers an area of 11,072 hectares (42 square miles). Its compact urban area, stretching along the two river valleys of the Brun and Calder, is surrounded by the moorland countryside of the South Pennines to the south and east and the Forest of Bowland AONB and the gritstone outcrop of Pendle Hill to the north. Coal Clough wind farm, which is visible from many parts of Burnley, dominates the skyline to the south east of the town while, nearby, the landmark panopticon, the Singing Ringing Tree, overlooks the town from the hills at Crown Point.

2.1.2 There are two main urban settlements, Burnley and Padiham, and a number of small villages and hamlets in the rural area.

2.1.3 Along with Blackburn, Blackpool and Preston, Burnley is one of the key centres in Lancashire. Burnley town centre with its combination of modern shopping facilities and fine civic buildings is an important retail, business and service centre for Pennine Lancashire. Padiham's town centre is much smaller, reflecting its role as a traditional market town serving a wide rural hinterland.

Figure 1: Location of Burnley and Pennine Lancashire



2.1.4 Much of Burnley's character and distinctiveness today derives, not only from its attractive Pennine setting, but also from its development during the Industrial Revolution. This gave the inner parts of the urban area their distinctive sandstone terraces in grid-iron street patterns, mills and fine parks.

2.2 Population

Population

2.2.1 The borough's population at the time of the 2011 Census was 87,059. The most recent ONS 2014 mid-year population estimate (MYE) indicates a small increase in Burnley's population to 87,291. Between 1991 and 2011, Burnley's population fell by 4.5% in stark contrast to a 12.7% rise in England as a whole.

2.2.2 The latest 2012-based ONS sub-national population projections (SNPP) released in 2014 give a projected population at the end of the proposed new Local Plan period (2032) of 86,885, a fall of 242 people or 0.28% from 2012.

2.2.3 In general, the proportion of older people within the borough population is growing as with the trend in England generally and this is due to a combination of people living longer, lower birth rates and outmigration of younger age groups.

2.2.4 The borough's population is diverse with about 12.6% of its residents at the 2011 Census being black or minority ethnic, an increase from 8.2% in 2001. There is a continuing pattern of residential separation in Burnley with eight out of fifteen of its wards having 3% or fewer residents who are not white, while two wards have a black or minority ethnic population greater than 25% (Queensgate 29%, Daneshouse with Stoneyholme 82%).⁴

Deprivation

2.2.5 Within some of the inner urban neighbourhoods there are significant pockets of deprivation. This is in stark contrast to the greater affluence of some suburbs and villages.

2.2.6 In the 2015 Index of Multiple Deprivation (IMD) Burnley was ranked the 9th most deprived area out of 326 local authority areas in England (based on rank of average scores). The most prevalent form of deprivation in the borough relates to health.

2.2.7 Life expectancy for both men and women is lower than the Lancashire and England average⁵. According to the Burnley Health Profile 2015 (Public Health England), life expectancy is 11.8 years lower for men and 6.0 years lower for women in the most deprived areas of Burnley than in the least deprived areas. Burnley's rates of mortality from heart disease and stroke, cancer and respiratory disease are all significantly higher than the Regional and England averages but are decreasing (2011-2013 Public Health England, Public Health Outcomes Framework).

2.2.8 Compared to other districts in Lancashire and the country as a whole, Burnley has relatively high levels of crime. Although figures for all recorded crime in Burnley saw a small decrease in 2014/15 (March to Feb, at a rate of 90.38 per 1,000 population compared to 91.74 in the previous year, the overall figure remains the second highest of all Lancashire districts.

⁴ Source: 2011 Census table KS210EW

⁵ Office for National Statistics, Life Expectancy at Birth and at Age 65 by Local Areas in England and Wales, 2012-14

Key Issues & Challenges:

- An ageing population
- Reversing trends of outmigration, particularly of the working age population
- Reducing deprivation and health inequalities
- Reducing crime

2.3 Housing

Type

2.3.1 Burnley has a much higher proportion of terraced housing than England or the region as a whole. According to the 2011 Census, 50.1% of Burnley's housing stock consisted of terraced houses compared to the regional average of 30% and England average of 24.5%. Much of the terraced housing stock comprises pre-1919 two bedroomed terraced houses and this constrains choice in the housing market.

2.3.2 The previous Pathfinder Housing Market Renewal (HMR) scheme recognised that poor condition, high vacancy rates and a lack of quality and choice of housing, in particular an oversupply of small two bedroomed Victorian terraced housing without gardens, were key drivers of housing market failure.

2.3.3 Analysis by council tax band shows that in 2015, 61.3% of dwellings in Burnley were in the lowest band 'A' compared to the average for England of 24.6%. The proportion is decreasing gradually. The highest tax bands of 'F' to 'H' accounted for 9.1% of properties in England but just 1.2% in Burnley.

2.3.4 Census data shows that between 2001 and 2011 there had been a significant decrease in the number of Burnley residents in owner occupation and an increase in the percentage in private rented accommodation. These changes most likely reflect the national recession from 2008 and its ongoing after-effects.

Vacancy

2.3.5 At October 2014, there were 2,458 empty homes in the borough, 6.03% of the overall housing stock. This vacancy rate is lower than the previous year and part of a gradually downward trend, but it remains significantly higher than the average for England (2.62%).

Fuel Poverty

2.3.6 The Department of Energy and Climate Change (DECC) defines fuel poverty through the 'low income high costs' method of calculation. A household is defined as 'fuel poor' if:

- A household has required fuel costs that are above the median level; and
- Were the household to spend that amount, they would be left with a residual income below the official poverty line.

2.3.7 The 2013 results indicate that in Lancashire, 72,091 households (11.4%) were in fuel poverty. Within Lancashire, Pendle (15.7%) had the 7th worst rate in the country, whilst Burnley at 14.2% has the 16th worst rate, a worsening position than in 2012 (DECC/Lancashire Profile).

The Housing Market

House Prices & Sales

2.3.8 In 2013 average (mean) house prices in Burnley were around one third of the national average for England and Wales and 45% lower than the Lancashire lower tier district average, although there is a marked difference between house prices in the rural area and the more urban parts of the borough. Average overall house prices in the borough were still below their pre-recession peak levels set in 2007 and 2008. In England and Wales as a whole, house prices have recovered to above pre-recession levels.

2.3.9 Pre-recession dwelling sales in Burnley (2002-2007) totalled over 3,000 transactions per annum (CLG Live Table 588). Since 2007 when the figure stood at 3,121, transactions have more than halved. They have increased significantly in the last 2 to 3 years from 897 in 2013 to 1,162 in 2015 suggesting some recovery in the local housing market. (Hometrack)

Affordability

2.3.10 The now revoked DCLG Practice Guidance for Strategic Housing Market Assessments (March 2007) stated that a household could be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households and that where possible, an allowance should be made for access to capital that could be used towards the cost of home ownership (e.g. a deposit). For those seeking to access mortgage finance, these tend now to be calculated on lifestyle and outgoings rather than on gross income.

2.3.11 The table below shows the ratios of house prices (all types) to income for 2013. These ratios do not include any allowance for a deposit.

2.3.12 Using a median measure, Burnley has the third lowest ratio in England and for the lower quartile measure, it has the lowest. (The lower the ratio, the more affordable). These compare to the adjoining district of Ribble Valley with ratios of 1:7.76 and 1: 7.15 - the highest in Lancashire.

Table 1: House purchase affordability ratios 2013-2014

		Burnley	England
Median Income to Median House Price	2013	1 to 3.28	1 to 6.72
Lower Quartile Income to Lower Quartile House Price	2013	1 to 2.36	1 to 6.45

Source: CLG 'Live Tables 576 & 577'

2.3.13 Further detailed information on the borough's housing market is set out in the Burnley Strategic Housing Market Assessment 2016.

Key Issues & Challenges:

- Meeting the housing needs and demand of all communities, including the elderly, those with disabilities and Gypsies and Travellers
- Significantly boosting the supply of housing in line with national policy whilst protecting the borough's natural and built environment
- Improving housing choice, especially detached and semi-detached and larger terraced housing with off-street parking and gardens

- Tackling vacancies and improving neighbourhoods
- Addressing poor quality housing and reducing fuel poverty

2.4 Economy and Employment

2.4.1 The Sustainable Community Strategy prepared by the Burnley Action Partnership identifies growing the borough's economy as the Partnership's top priority, underpinning all efforts to improve quality of life in the borough. Essential to the whole approach of addressing the socio-economic context is skills development in support of the current and future labour market.

2.4.2 Many parts of Lancashire, including Burnley, still have a high proportion of employment in the manufacturing sector. Burnley now enjoys a strong reputation for advanced manufacturing/engineering, and for aerospace excellence through companies like Aircelle, MB Aerospace and BCW Engineering, producing parts for aircraft and performance cars.

2.4.3 Burnley has a significant concentration of employment activity, including at four large industrial estates: Heasandford, Rossendale Road, Network 65 and Shuttleworth Mead, with new development in more recent years at Burnley Bridge and the aerospace supply village at Innovation Drive. In 2013 the borough was named the most enterprising place in the UK. <https://www.gov.uk/government/news/burnley-named-most-enterprising-place-in-britain>

2.4.4 Projects such as Burnley Bridge, Innovation Drive and On the Banks (Weavers' Triangle) were supported with loan funding from the Lancashire Local Enterprise Partnership (LEP). The LEP was formed in 2011 to make Lancashire the location for business growth and inward investment and is made up of leaders from business, universities and local councils. The LEP priorities include:

- Establishing Lancashire as a natural home for high growth companies;
- Reclaiming Lancashire's role as one of the nation's key centres for advanced manufacturing;
- Maximising the economic value and benefits of an emerging arc of innovation across Lancashire;
- Driving forward the Lancashire Enterprise Zone and Preston City Deal, as the key drivers of new growth;
- Overseeing and developing complementary Local Growth Accelerator Strategies;
- Creating economic opportunities for local communities in acute need;
- Developing Sector Delivery Plans to unlock opportunities of national significance in emerging and established growth sectors;
- Creating the right local conditions for business success;
- Refocusing the local skills system to make it more responsive to business skills demands;
- Ensuring Lancashire's major transport projects are fully aligned with the delivery of key economic priorities;
- Strengthening Lancashire's strategic case, making and refreshing the area's offer to attract new investors and businesses.

Commuting

2.4.5 At the time of the 2011 Census, Burnley had an inflow of 14,608 people commuting into the borough on a daily basis against 15,272 out-commuters, giving a net total of 664 out-commuters. The borough has high levels of out-commuting to Pendle, Hyndburn and Blackburn with Darwen, whilst Pendle and Hyndburn also have high levels of commuters travelling into Burnley in return. Burnley is therefore a net exporter of labour, with a daily net outflow equivalent to around 1.8% of all workplace jobs within the borough.

2.4.6 This represents a change from the time of the previous Census, when 13,020 residents commuted out of the borough daily, against 13,085 in-commuters, giving a net total of 65 in-commuters.

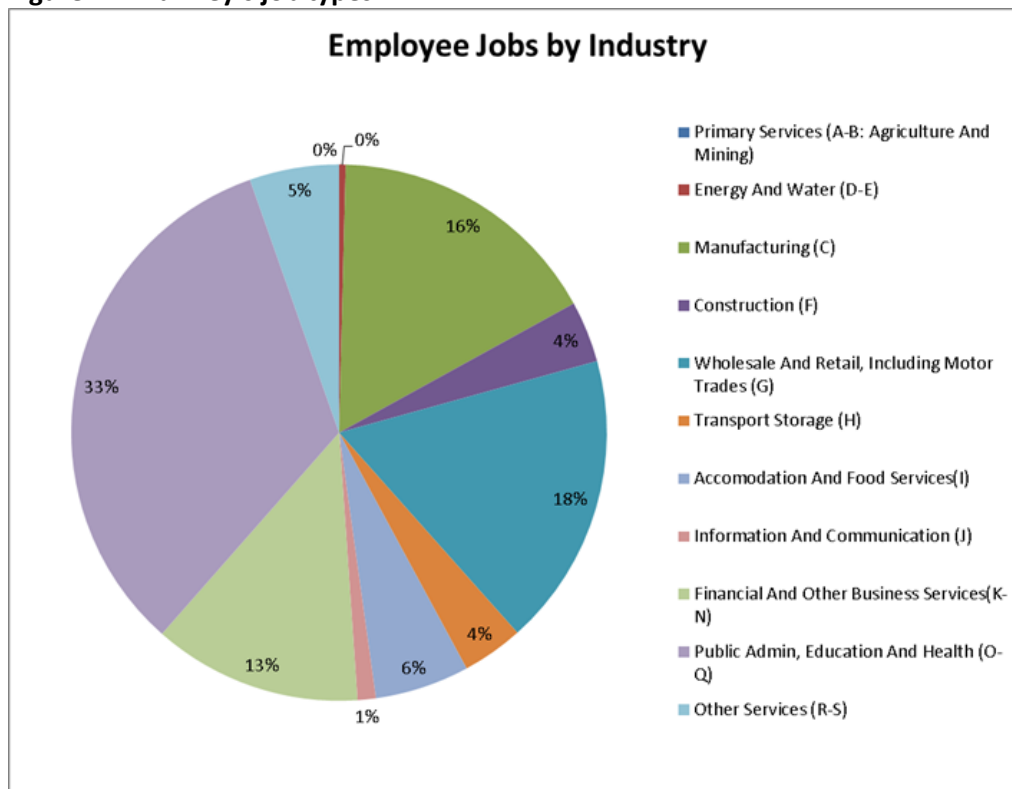
Employment

2.4.7 The borough was home to 2,200 enterprises and 34,600 employees in 2013, which rose to 2,440 enterprises and 35,700 employees in 2014, of which 24,000 were employed full-time and 11,700 part-time⁶.

2.4.8 The largest employment sector in Burnley in 2014 was public services (33.1%) a decline from the previous year's figure of 36.7% but still a higher proportion than the regional and England average; whilst wholesale and retail (17.7%) and manufacturing (16.6%) also accounted for a high proportion of workforce jobs. The proportion of Financial and other business services jobs at 12.6% was significantly lower than the regional and England average of 20.5% and 22.9%.⁷

2.4.9 The split of jobs types in Burnley in 2014 can be seen in Figure 2.

Figure 2: Burnley's job types



(Source: ONS Business Register and Employment Survey, 2014)

2.4.10 Experian analysis show that the proportion of B-class jobs in the borough has decreased steadily, falling from 49% of all jobs in Burnley in 1997 to 35% in 2012. This overall decline masks differences within the B-Class sectors. For instance, extensive losses of employment within

⁶ Interdepartmental Business Register and ONS Business Register and Employment Survey. The employees figures do not include the self-employed, farm based agriculture Gov supported trainees and HM Forces

⁷ ONS Business Register and Employment Survey

industrial sectors (-43% over 1997-2012) has been partially offset by a growth in office jobs (+26% over the same period).

2.4.11 Between 1997 and 2012, employment growth within Burnley was primarily driven by education (representing an increase of +2,230 jobs), residential care and social work (+1,080), Administrative and support services (+440), and land transport, storage & post (+430). At the same time, the largest job losses were recorded in the manufacturing sectors of textiles & clothing (-2,160), metal products (-1,600) and non-metallic products (-1,120).

2.4.12 Whilst starting from a lower base (relative to regional and national averages), the number of people employed in professional & other private services has risen by a third between the period 2009 – 2015, and the sector now employs 1,630 people.⁸

Business Start Ups

2.4.13 The number of business 'births' in Burnley in 2014 was 360, the same figure as the previous year.

2.4.14 With 51.5 business births per 10,000 of the working age population in 2014, Burnley has a lower entrepreneurial rate than the North West or Great Britain. However, Burnley has more business births per 10,000 of the working age population than neighbouring Hyndburn and Pendle and also scores higher than Wyre, South Ribble and Lancaster within the rest of Lancashire.

2.4.15 The number of business 'deaths', that is the number of failures in 2014, was 285. This is 55 more than the previous year, a 23.9% increase. However, the overall net loss/gain of businesses in Burnley was +75 in 2014.⁹

Workforce and Earnings

2.4.16 The economically active population includes all those who are in employment and those unemployed but seeking work.

2.4.17 The economic activity rate July 2014 to June 2015 in Burnley in 2014 was 71.2%, which is lower than both the regional (74.6%) and England rate (77.7%). This suggests that a relatively large amount of capacity exists to boost labour supply from current residents.¹⁰

2.4.18 Historically claimant unemployment levels in Burnley have been above the regional and national rates. Levels rose significantly in Burnley between 2008 and 2009 (as they did across the region and Great Britain as a whole, reflecting the onset of the recession, although they rose more significantly in Burnley), with Claimant Count levels peaking at 5.3% in February 2012. These dropped to 2.6% in October 2014 & but have now risen to 3.0% in May 2016.

2.4.19 Since 2012, the proportion of Job Seekers Allowance (JSA) claimants in the borough has steadily dropped, reaching a nine year low of 1.4% in November 2015 with Burnley's rate broadly matching that of the North West and the UK as a whole.¹¹

⁸ Experian (2015)

⁹ ONS Business Demography Count (2014)

¹⁰ ONS Annual Population Survey (2015)

¹¹ ONS Claimant Count

2.4.20 The proportion of working age residents claiming Employment and Support Allowance (ESA) and incapacity benefits in Burnley this was equivalent to 10.0% in Nov 2015, significantly higher than the regional (7.9%) and Great Britain equivalent (6.2%)¹²

2.4.21 In 2014, the job density figure in Burnley was 0.73, lower than the regional rate (0.78) and also the density across England as a whole (0.83). This suggests that there are fewer jobs than there are residents within the borough.

2.4.22 In 2015 resident wages in Burnley at £421.8 per week were significantly lower than across the North West (£492) and Great Britain (£529.6) as a whole. Workplace earnings are also significantly lower than the North West and Great Britain averages (£410.1, £488.8 and £529.0 respectively). Those who live in the borough earn more on average than those who work in the borough (and may live in the borough or elsewhere). These figures, together with the overall net out-commuting pattern shown in the 2011 Census, suggest that borough residents are seeking higher paid work outside the borough.¹³

2.4.23 A fuller analysis of the borough's economy and employment sites and land demand is set out in the Burnley Employment Land Demand Study of June 2016.

Key Issues & Challenges:

- Raising the level of workforce participation
- Attracting higher paid employment
- Attracting a variety of employment opportunities
- Attracting inward investment and supporting business and job growth through the provision of a portfolio of suitable sites

2.5 Retail, Town Centres & Tourism

Town Centres

2.5.1 Burnley town centre is the dominant retail and leisure destination in the borough. The main shopping area is centred on St James' Street and the Charter Walk Shopping Centre which has been partly refurbished, with further works planned. The night time economy is focused on Hammerton Street and neighbouring streets. Burnley town centre is reasonably compact, being largely contained within an inner ring road. However, there are retail parks, superstores and leisure facilities outside the inner ring, including a cinema and bowling alley.

2.5.2 Although a large part of its central shopping area dates from the 1960s, Burnley town centre does retain much of its Victorian character of attractive buildings and streets built around a number of waterways, including the Rivers Calder and Brun and the Leeds & Liverpool Canal. The 'Straight Mile' stretch of the Canal is a distinctive landmark.

2.5.3 In 2013, Burnley town centre contained a lower than average proportion of Use Class A3/A5 (food and drink establishments). The proportion of Use Class A1 retail units had decreased by 15% between 2000 and 2012, whilst the number of vacant units increased. The Burnley Retail, Office and Leisure Assessment 2013 prepared by Nathaniel Lichfield and Partners considers that

¹² DWP Benefit Claimants: Working Age Client Group

¹³ ONS Annual Survey of Hours and Earnings

Burnley town centre could reasonably accommodate additional Use Class A3/A5 units without prejudicing the retail function of the centre. Since 2013, the number of Use Class A3/A5 units has increased.

2.5.4 Padiham town centre performs a supporting role to Burnley in terms of the retail hierarchy. It is linear in nature and divided by the busy A671. A Tesco store is located on the edge of the town centre.

Visitor Economy

2.5.5 As well as its attractive countryside with walking routes, cycle paths and bridleways, visitors are drawn to the area by the historic houses of Towneley Hall and Gawthorpe Hall. The borough's industrial heritage also plays an important role in the visitor economy, notably the Weavers' Triangle - one of the finest examples of a Victorian industrial landscape in the north west.

2.5.6 Burnley Football Club and the Woodland Spa attract significant numbers of visitors to the town. The Pennine Way is located to the east of the borough. Part of the Pennine Bridleway National Trail, the Bronte Way and the Burnley Way, offer riders, walkers and cyclists clearly signed routes through the countryside immediately surrounding the town. The Leeds & Liverpool Canal is also a key tourist asset and its towpath forms part of the National Cycle Network.

2.5.7 Based on figures for Burnley's main attractions, overall visitor numbers stood at 2.433 million equating to 4% of all tourism visits to Lancashire in 2014. A total of £101.319 million was generated within the local economy through visitor and tourism business expenditure. Full time equivalent jobs supported in the visitor economy stood at 1,373 - around 2% of the total jobs.

2.5.8 All these figures were below the levels for 2013. In terms of its size, the borough does not have the amount and range of accommodation that might be anticipated. Total bedstock in Burnley is 792 beds comprising 60 non-serviced and 732 serviced beds.¹⁴

2.5.9 In terms of hotel accommodation, there are good quality hotels in the borough but there are none above 3-star rating and no hotels able to deal with coach parties of 50+ people on a regular basis.

Key Issues & Challenges:

- Maintaining the vitality and viability of Burnley and Padiham Town Centres as a retail and leisure and service centres against the pressures from larger centres, out of centre stores and online shopping
- Encouraging new cafes and restaurants to contribute to the vitality and viability of Burnley Town Centre and supporting, strengthening and growing the night time economy offer
- Maintaining a strong retail presence in Padiham
- Filling vacant units in Burnley and Padiham Town centres
- Growing the visitor economy and attracting more staying visitors

¹⁴ STEAM figures from Visit Lancashire / Global Tourism Solutions (UK) Ltd

2.6 Built and Historic Environment

The Historic Environment

2.6.1 Burnley's built and historic environment is a major strength which contributes significantly to the quality of life that underpins the borough's economy and attracts investment. The borough has a rich and varied collection of heritage assets of local, regional and national importance which are not only important for their own sake, but are central to the character and identity of the borough, acting as a stimulus and inspiration to contemporary architecture and regeneration initiatives.

2.6.2 Burnley's built heritage serves as a unique and irreplaceable record of Burnley's development over time. It is the rapid and concentrated development of Burnley during the Industrial Revolution that contributes most significantly and positively to the character of the built urban environment. However, there is a long history of human settlement in the borough with evidence of human activity to the eastern moorland fringes dating back to the Bronze Age. The oldest surviving buildings originate from the 1500s and include Towneley Hall, St Peter's Church and Spenser House (Hurstwood). The rural parts of the borough are characterised by vernacular buildings (built from locally available materials that reflect custom and tradition rather than the architectural fashions of the time) and include a significant number of farmhouses, cottages and barns of 17th Century origins. The evolution of the borough continues to be relevant to people living within and outside the area and its history and heritage acts to shape people's lives and the landscape around them.

2.6.3 It is widely accepted that the borough's heritage assets make a positive contribution to the environment, the quality of life of the local community, and economic regeneration of the area. Indeed, significant steps have already been taken by the Council to ensure the preservation of the architectural and historic environment of the borough through direct involvement in projects such as the restoration of Victoria Mill (UTC), Weavers' Triangle Townscape Heritage Initiative and Towneley Park Restoration Project. These initiatives have been strongly supported by Historic England and the Heritage Lottery Fund.

2.6.4 The key elements that make a significant contribution to the local character and distinctiveness include:

- A restrained palette of mostly indigenous natural materials with the prevalent use of locally quarried sandstone gritstone;
- A rich legacy of high quality Victorian architectural heritage; formal public parks, gardens and cemeteries;
- Extensive areas of late 19th Century terraced mill workers housing built on a grid iron network of straight connected streets;
- The industrial heritage relating to the textile industry including the Leeds & Liverpool Canal;
- Pre-industrial heritage barns, farmhouses, cottages and higher status buildings of 16th and 17th Century origins.

Heritage Assets

2.6.5 There are 308 listed building entries in the borough. Of these, five are Grade I, 13 Grade II* and 290 Grade II. Each entry can include a number of buildings and structures; for example, one listing entry can comprise a row of terraced housing.

2.6.6 The Council also has a non-statutory local list of buildings with more than 400 entries.

2.6.7 There are 10 Conservation Areas and 22 Scheduled Monuments (see list at Appendix 4)

2.6.8 There are five Registered Historic Parks and Gardens in Burnley; Towneley Park, Thompson Park, Scott Park, Queen's Park and the gardens associated with Gawthorpe Hall, all of which are open to the public, forming a significant resource for local residents and visitors.



Slaters Terrace in the Weavers' Triangle Conservation Area – part of the 'On the Banks' development on the Leeds & Liverpool Canal

2.6.9 Whilst many of Burnley's heritage assets are in use and well maintained, problems occur when buildings fall out of use and/or are not easily adaptable to alternative uses, thus falling into a state of neglect and disrepair. Heritage at risk of being lost through vacancy, neglect or decay is a significant issue in the borough. Vacant and poorly maintained heritage assets are more likely to fall into disrepair and this can ultimately lead to the partial, or complete, loss of the asset itself and the character of the area of which they are irreplaceable components. The poor management and maintenance of heritage assets can detract from their ability to meet their intended function, as well as significantly detract from the environmental quality and attractiveness of the borough. This can have a wider range of impacts, such as acting as a disincentive to investment in the area, increasing crime and the fear of crime and creating a poor image of a neighbourhood. Securing appropriate, viable and continued use of Burnley's heritage assets should therefore be an important priority as this will help manage those heritage assets already at risk and prevent further assets falling into disrepair.

Design and Public Realm

2.6.10 There is a tradition of innovative and high quality design approaches to development in Burnley, many of which have proven to be of exceptional quality and significance. Buildings such as Burnley bus station, Unity College, Burnley Youth Theatre, Job Centre Plus and Burnley College, and residential developments including Hirst Gardens (Burnley Wood) and Pennine View (South West

Burnley) demonstrate how high quality architecture and good urban design can enrich the environment. These schemes serve as benchmarks for design quality and demonstrate a commitment to contextual, sustainable and innovative design.

2.6.11 Good design that draws on the existing strengths of the borough's unique heritage and creates a sense of place is essential in creating attractive, safe and prosperous places. As with many places there are examples of modern design and public realm treatment that have failed to positively contribute to the character of the area or to local distinctiveness, resulting in standard, "anywhere" developments.



Pictures - Hirst Gardens, Burnley Wood and Unity College

2.6.12 Public art installations such as the Singing Ringing Tree at Crown Point and Rainbow Gate on Princess Way enrich the public realm and reinforce the borough's identity.

Key Issues & Challenges:

- Reducing the number of heritage assets at risk in a positive and proactive way
- Exploring ways to provide appropriate protection and enhancement for non-designated heritage assets and the wider historic environment
- Ensuring that heritage assets are used to best advantage in underpinning the regeneration and economic growth of the borough and recognising their mutually supportive roles
- Ensuring that new development meets good design standards that promote safe, secure and accessible streets and places, maintain local identity and respect important townscape and landscape settings
- Where necessary, balancing the care of the built heritage with the economic and social imperatives of the present

2.7 Natural Environment

Landscape

2.7.1 Over 80% of the borough is rural and the urban area characteristically has open views of the surrounding countryside, including the Pennines and the distinctive landmark of Pendle Hill.

2.7.2 The borough's open landscapes are one of its greatest assets. They provide a visually striking setting for the urban area, a recreational resource and a 'green lung' in close proximity to the built-up area. Burnley's distinct landscape character types each face their own set of challenges, including pressure from development, recreational activities and climate change. Agriculture and forestry activities can present challenges, but these industries also play a valuable role in protecting the landscape as we value it today.

2.7.3 The borough falls across two National Character Areas; No. 35 Lancashire Valleys (2013) and No. 36 Southern Pennines (2012).¹⁵

2.7.4 The close interrelationship between urban and rural areas is a key part of Burnley's character and the accessibility of the borough's urban areas to open countryside and high quality landscapes, such as the South Pennine Moors, is crucial in terms of promoting the borough as a place to live, work and visit. The rural area is a significant resource for walkers, cyclists and horse riders.

2.7.5 Most of the rural area to the north and west of the borough is designated as Green Belt which contains the built-up area and prevents coalescence with the urban areas of Pendle and Hyndburn.

Open Space and Green Infrastructure

2.7.6 Burnley's green infrastructure (GI) is the network of green spaces, both urban and rural, natural elements and pathways that intersperse towns and villages. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It also includes Burnley's rivers and streams, the Leeds & Liverpool Canal and other water bodies (blue Infrastructure).



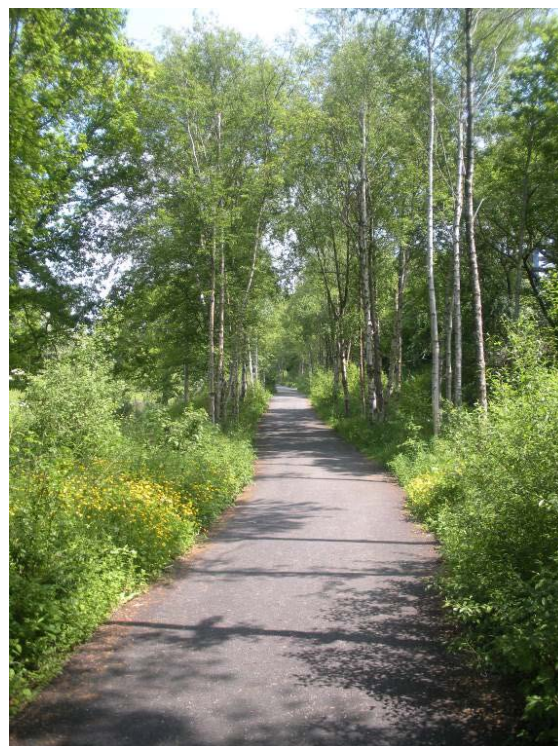
Picture - Burnley's Parks

2.7.7 GI makes a vital contribution to health and well-being. Burnley's GI is recognised as a significant asset, providing a range of functions that support broader economic, social and environmental objectives.

¹⁵ NCA are compiled by Natural England, full details of each of the NCA's can be viewed at <http://publications.naturalengland.org.uk/publication/12237027>

2.7.8 The borough has a range of high quality and accessible parks and open spaces that effectively bring the countryside into the urban area, but this masks the situation in some of the borough's urban neighbourhoods where open space provision falls short of standards set in the Council's Green Spaces Strategy 2015-2025. The Strategy includes an audit of all types of green space in terms of quality, quantity and accessibility.

2.7.9 A growing network of high quality off-road routes or greenways promote walking and cycling within the urban area and provide people with access to the open countryside close to where they live. This network includes the Leeds & Liverpool Canal towpath and greenways established along the banks of the Calder, Brun and Sweet Clough rivers and the former Padiham railway line.



Picture - Padiham Greenway

2.7.10 Many of Burnley's urban neighbourhoods are lacking in recreational open space and play provision according to the local standards set out in the Council's Green Spaces Strategy 2015-2015.

Biodiversity

2.7.11 The borough has one nature conservation site of international significance, the South Pennines Moors which is a Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The Moors are protected under European and national legislation both for their mosaic of habitats and the range of species and number of breeding birds they support.

County Biological and Geodiversity Sites

2.7.12 Burnley has 43 Local Wildlife Sites, known in Lancashire as Biological Heritage Sites (BHS). These are the most important non-statutory wildlife sites in Lancashire and cover a wide variety of habitats such as ancient woodland, grassland, and wetlands. Burnley also has five Local Geodiversity Sites (LGS) identified by GeoLancashire as the most important places for geology and geomorphology outside statutorily protected sites such as SSSIs. They are important as an educational, historical and recreational resource.

Ecological networks

2.7.13 A coherent, well connected network of habitats is essential to maintain biodiversity and enable species to adapt to a changing climate. Lancashire County Council has identified three key ecological networks across Lancashire; grassland, woodland and heath/wetland¹⁶, collectively

¹⁶ Lancashire Ecological Network and Framework report 2013

known as the Lancashire Ecological Network. To date, specific networks have been identified and mapped for grassland and woodland habitats.

Local Nature Reserves

2.7.14 Local Nature Reserves (LNR) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. LNRs are for both people and wildlife and offer convenient access to nature and offer special opportunities to study or learn about nature or simply to enjoy it. All district and county councils have powers to acquire, declare and manage LNRs. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.

2.7.15 There are two LNRs in Burnley; the Deer Pond in Towneley Park and Lowerhouse Lodges. Both are also Biological Heritage Sites.

2.7.16 Natural England recommends 1 hectare of LNR per 1000 population. The land area of LNRs in Burnley totals 11.47 hectares far short of the 87 hectares recommended for Burnley's population.

Rivers and Flood Risk

2.7.17 There are almost 50km of watercourses within the borough. Water quality has improved significantly in recent years and work undertaken to improve Burnley's heavily modified urban rivers has seen major improvements for wildlife and recreation.

2.7.18 The Calder and its tributaries (particularly the Brun in Burnley and Pendle Water and Green Brook in Padiham) are the main source of fluvial flood risk in the borough. The urban areas most at risk of fluvial flooding are Padiham town centre where serious flooding occurred in December 2015, Burnley town centre and the adjacent Burnley Wood/Fulledge neighbourhood all of which include significant areas at high risk of flooding (i.e. within Flood Zone 3). Risk of flooding from sources other than rivers including surface water, groundwater and sewer flooding is increasing due to the quantity and intensity of rainfall. Lancashire County Council is the Lead Local Flood Authority responsible for managing this local flood risk and for advising the Borough Council on drainage matters in new development.

Climate Change & Pollution

2.7.19 Burnley, like all other districts in Lancashire, has seen emissions of carbon dioxide fall between 2005 and 2013. The domestic sector makes the greatest contribution to Burnley's total emissions. Burnley's total per capita output of carbon emissions (5.4 tonnes, DECC 2013) is among the lowest of Lancashire authorities. Renewable energy generation has a key role in reducing pollution, and the location and design of buildings and green infrastructure all have an important role to play both in reducing pollution and mitigating and adapting to climate challenge.

2.7.20 Implementing measures to reduce air pollution at a local level is extremely important, including air quality limits for nitrogen dioxide. Although there are no formal Air Quality Management Areas (AQMAs), there are several areas of the borough where traffic emissions are impacting on air quality.

2.7.21 The borough has a number of sites contaminated by past industrial uses and tipping. Development can provide an opportunity to remediate and bring such sites back into use, or these can be restored as open space.

2.7.22

Key Issues & Challenges:

- Reducing carbon dioxide and other polluting emissions whilst meeting development needs and demands
- Reducing the reliance on fossil fuels and supporting the transition to a low carbon economy
- Protecting the borough's distinctive landscape character
- Increasing access to open space in those parts of the borough where this is in short supply
- Improving and protecting Green Infrastructure
- Protecting and enhancing biodiversity and ensuring coherent and resilient ecological networks
- Reducing flood risk and increasing the resilience of communities to the impacts of climate change
- Continuing to improve the quality, biodiversity and accessibility of Burnley's river and canal corridors

2.8 Transport and Other Infrastructure

Transport

2.8.1 Transport and economic growth are interlinked. The 18th Century saw the rapid growth of Burnley with the arrival of the Leeds & Liverpool Canal in 1796 making possible the transportation of goods in bulk. In 1848, the East Lancashire Railway Company's extension from Accrington linked the borough to the nation's nascent railway system for the first time. This was another significant boost to the local economy. In the 20th Century, the completion of the M65 motorway in 1997 attracted the development of new employment areas, such as Network 65 and Shuttleworth Mead.

2.8.2 Burnley is served by Junctions 9, 10 and 11 of the M65, which runs west to Accrington, Blackburn and Preston where it connects to the M6, and north east to Nelson and Colne. The A56 (T) dual carriageway skirts the western edge of the borough, linking the M65 at Junction 8 to the M66 heading south towards Manchester, the M60 and M62.

2.8.3 Although Burnley is relatively close to Manchester, which offers a wide variety of services and employment opportunities, inadequate public transport links restricted the ability of Burnley residents to access them. This reduced the attractiveness of Burnley as a place to live. The introduction of a direct rail service to Manchester in 2015 has improved connectivity and, although this is initially only an hourly service, it is important that the Local Plan maximises the opportunities that this presents.

2.8.4 Road links to larger centres like Manchester, Preston and Leeds are good, but capacity is constrained. The M65 Corridor Study (2010) commissioned by the Highways Agency suggests that the inconsistent configuration of lanes could potentially lead to congestion and that between junctions 9 -10 eastbound the motorway will be approaching capacity in the morning and evening peak periods throughout the assessment period up to 2025. In addition, on junction 10, there were a high number of incidents involving rear end shunts. The section of motorway between junctions 11-12 had one of the highest frequencies of incidents where driver error was the most common cause.

2.8.5 Within Burnley, only one of the three junctions has both east and westbound exits, placing additional demands on local roads. The connection to Manchester is via the M65 (T)/M66 which is

congested at peak times and is identified by the Highways Agency as a key pressure point. Road connections east to the Leeds City Region are poor.

2.8.6 There are five railway stations in the borough: Burnley Manchester Road, Burnley Central, Burnley Barracks, Rosegrove and Hapton. Manchester Road is the busiest station with an hourly service west to Preston and Blackpool North and east to Leeds and York. An hourly service to Manchester Victoria runs from a redeveloped Manchester Road station and Rosegrove station. Burnley Central and the three other stations in the borough are served by an hourly stopping service west to Blackpool South and Preston, and east to Nelson and Colne.

2.8.7 According to the 2011 Census, 32% of the borough's households do not own a car, the highest rate in Lancashire and compared to the Lancashire average of 23%. However, travel by car is still the predominant mode of transport to get to work (39%). Only 0.4% of people travel to work by train and only 5.1% by bus. 7.3% travel to work on foot and 0.6% by bicycle.

2.8.8 Burnley is notable for the high proportion of work trips of less than 5km (47%). 21% of these journeys are made on foot and 1.6% by bicycle. There is potential to increase the number of these journeys made by cycling and walking by providing safe and convenient routes.

2.8.9 Burnley has low but increasing cycle use. In 2013/14, Burnley had a rate of 5.8% of residents who cycle at least once a month, irrespective of length or purpose. This was the second lowest rate in the country. Traffic on main roads is one factor which acts as a barrier to cycle use and, a particular problem for cyclists is the Burnley town centre inner ring road. The Canal towpath has been upgraded over a number of years to offer an alternative cycle route. However, access to the town centre from the Canal is poor.

2.8.10 Bus provision is good with regular services to nearby towns and around the borough. These operate through Burnley bus station which was opened in 2002 and is centrally located in the town. In addition to the good services connecting residential areas to both Burnley and Padiham town centres, there are frequent services to Manchester via the X43 route and services between Padiham and Barnoldswick (via Burnley), Clitheroe and Colne (via Padiham and Burnley), Accrington and Trawden (via Hapton, Padiham and Burnley) and Burnley and Keighley.

Education

2.8.11 Burnley has the benefit of reorganised and renewed secondary school provision that was completed in three phases between 2008 and 2010 under the Building Schools for the Future Programme.

2.8.12 The existing further education Burnley College facilities closed and a combined further education college and University at Princess Way opened in September 2009. This new campus complex, in conjunction with University of Central Lancashire (UCLAN), offers over 70 degree programmes from foundation level to postgraduate entry, as well as more than 40 A-Level courses and a range of vocational subjects and apprenticeship schemes.

2.8.13 The percentage of Burnley pupils attaining 5 A*-C GCSEs, including English and Maths was 47.8% in 2012/13, which represents an 11.8% increase since the start of the BSF programme in 2008/9.

2.8.14 However, skills and educational attainment still remain a challenge. The percentage of adults qualified to NVQ Level 4 and above (HND, Degree and Higher Degree level qualifications or

equivalent) was 26.6% for the 2013 calendar year, higher than the previous year's figure of 20.2% and significantly below the national average¹⁷, and there is a mismatch between skill levels in the borough and growth sectors within the economy.

Sport and Leisure Facilities

2.8.15 The image of sport in the borough is dominated by Burnley Football Club and for a town of its size Burnley has good public sporting facilities.

2.8.16 In terms of sports and leisure facilities, the St Peter's Centre in Burnley, and Padiham Leisure Centre and the Prairie Sports Village at Windermere Avenue to the north of Burnley are managed by Burnley Leisure Trust.

2.8.17 The St Peter's Centre in Burnley town centre offers swimming, short tennis, squash courts and a fitness suite. The Prairie Sports Village offers a 16-bay golf driving range and an FA approved 3G floodlit football pitch. The nearby Spirit of Sport complex at Blessed Trinity RC College has an indoor sports hall, astroturf, dance studio and netball courts. Ten public outdoor bowls facilities are available within the borough and one indoor ten-pin bowling centre.

2.8.18 There is an outdoor athletics track at Barden Lane in the north of the borough and both a 9-hole and 18-hole municipal golf course and tennis courts at Towneley Park. There is a skate park at Queen's Park. There are private sport and recreation facilities at Crow Wood including a swimming pool, tennis and squash courts and at Burnley Golf Club. 25 village halls and community centres provide opportunities for participating in events, activities and fitness classes.

2.8.19 Fishing occurs on the Rivers Calder and Brun, Cant Clough Reservoir, Lowerhouses Lodges, Cornfield Fishery, Swinden Reservoir and at Cliviger fish ponds. Rowley Lake, the pond adjacent to Netherwood Road and the Leeds & Liverpool Canal are also regularly used by anglers.

2.8.20 The Council's draft Playing Pitch Strategy 2016-2025 produced jointly with Pendle and Rossendale councils indicates there is an identified future demand shortfall in the provision of pitches for adult, youth and junior football.

2.8.21 Sport England conducted an Active People survey¹⁸ during 2012/13 and this suggested that 70.1% of Burnley residents do not participate in sport at least once a week (compared to 64.2% in the North West and 64.3% in England). This has increased by 5.4% from 2011/12. According to the survey, 34.9% of men and 25.1% of women participate in sport at least once a week. These figures are 7.4% below the north west average for men and 4.5% below the north west average for women.

Other Infrastructure

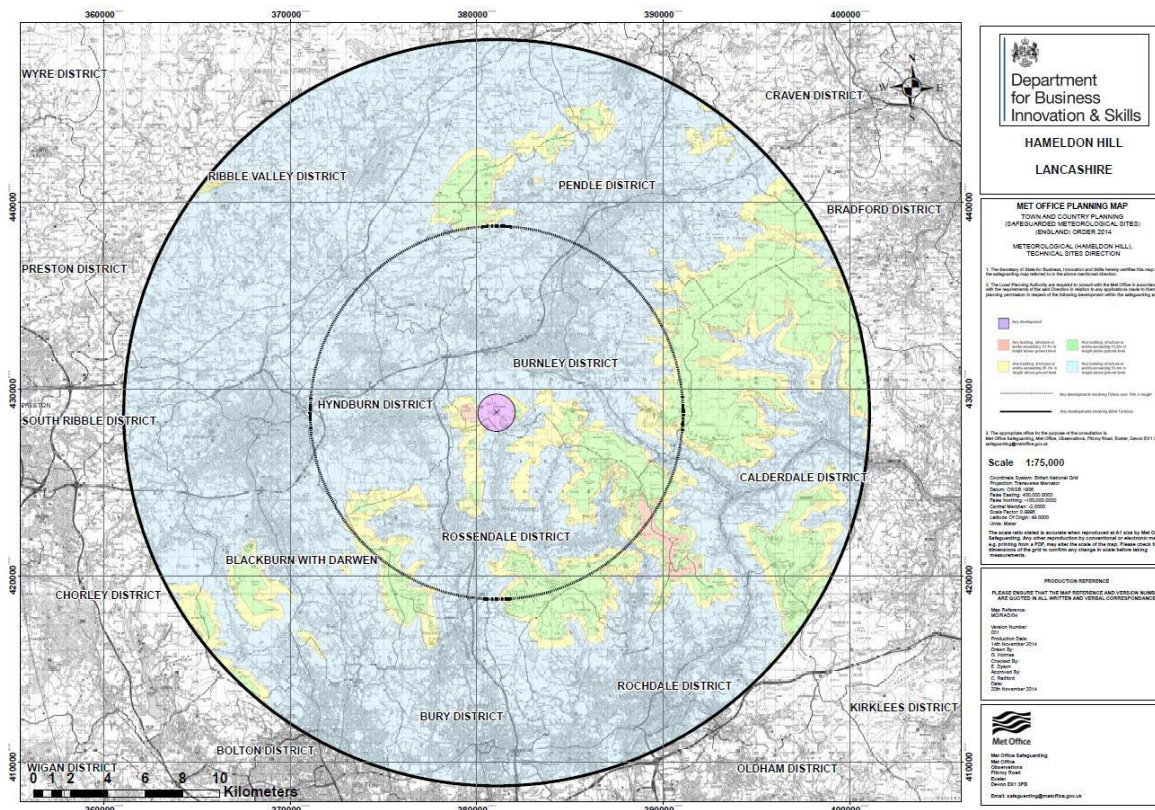
2.8.22 The Met Office's radar at Hameldon Hill provides important observation information which is essential for producing weather warnings and forecasts for a large number of customers including Local Authorities, MOD, the Environment Agency, airports, emergency services and other maintainers of essential infrastructure. In recognition of this, a government Direction was issued in 2014 to require consultation with the Secretary of State for Business Innovation and Skills (BIS) acting through the Met Office on planning proposals within consultation zones around the installation.

¹⁷ Source ONS Annual Population Survey - % is a proportion of resident population of area aged 16-64.

¹⁸ Source: Sport England Local Sport Profile, 2014

2.8.23 The safeguarded consultation zone identified by BIS covers an area up to 20km in radius from the installation as shown on the map below.

Figure 3: Hameldon Hill Safeguarded Consultation Zone



Key Issues & Challenges:

- Maintaining and improving connectivity by public transport to the wider area and between rail and other modes of sustainable transport
- Improving walking and cycling routes/facilities
- Addressing congestion on some of the borough's roads and strategic network, particularly at peak times
- Raising educational attainment and aspirations
- Meeting any identified future demand shortfall in the provision of pitches for adult, youth and junior football.
- Safeguarding Hameldon Hill

Section 3 – Spatial Vision and Objectives

3 Spatial Vision and Objectives

3.1 A Vision for Burnley

3.1.1 An important factor in producing an effective Local Plan for Burnley and addressing the challenges that have been identified is having a clear idea about the place that Burnley will be at the end of the Plan period. The vision for Burnley is:

In 2032:

“The borough is a place of choice. Its excellent road and rail links to Manchester, Preston and Leeds and its attractive countryside setting have encouraged people to remain and to move into the borough. It is a place where businesses want to invest because of its skilled workforce, entrepreneurial culture, its competitive modern economy and its reputation for advanced manufacturing and engineering. Burnley town centre has firmly established itself as a vibrant retail and service centre for much of Pennine Lancashire. It is complemented by the more specialist independent retail and leisure offer provided by the attractive historic market town of Padiham.

The borough’s rich industrial heritage and attractive countryside and recreational offer have helped it become firmly established as a prime residential location. The Leeds & Liverpool Canal is now flanked, in the regenerated Weavers’ Triangle, by contemporary homes and bars. Fine historic parks form part of a well-connected network of greenspaces, including the Brun Valley Forest Park, linked to the wider countryside and the South Pennine uplands. This network has significantly improved the health of residents and the quality of the natural and built environment, extended the range of visitor opportunities and helped Burnley adapt to climate change. The borough’s heritage is a source of pride that runs alongside the celebration of the multicultural and diverse nature of its communities that play such an important part in invigorating its economic, cultural and social life.

The borough is a desirable place to live offering a choice of high quality, affordable and aspirational homes as well as a diverse range of high quality, employment opportunities. The Burnley Bridge Business Park, the Knowledge Park and a vibrant cultural and educational offer centred on the Weavers’ Triangle have secured Burnley’s reputation as an important employment centre for Pennine Lancashire. Education and training has been key to this. The borough has established itself as a hub of educational excellence with attainment levels above the national average and quality training and apprenticeship opportunities at Burnley College and the University of Central Lancashire.

3.2 Objectives

3.2.1 In order to achieve the vision and address the issues that have been identified, a number of strategic plan objectives have been identified. The policies in the plan will set out how development will be managed so as to deliver these objectives and achieve the overall Plan vision.

Delivering Sustainable Growth	
1.	To minimise the adverse impacts of climate change and support growth to meet the need for jobs, homes and services in the context of moving towards a low carbon economy and stemming population decline. Growth will be managed so that it takes place in the most appropriate locations, promotes the re-use of previously-developed land and buildings, energy efficiency and sustainable design; and encourages the use of decentralised and

	renewable or low carbon energy sources.
Population and Housing	
2.	To revitalise the housing market by encouraging a well-integrated mix of high quality, aspirational and affordable homes of different types and tenures to meet the needs of a wide range of households and support economic growth.
Economy and Employment	
3.	To create an environment that supports economic prosperity, growth, entrepreneurship and a diverse business base.
4.	To enhance and develop Burnley town centre's role as a sub-regional commercial centre and Padiham's as a market town, supported by a network of other smaller centres that supply accessible services to local neighbourhoods; encouraging development that supports these service centres to ensure they are vibrant and prosperous.
The Natural Environment	
5.	To protect and enhance the borough's distinctive landscape character and high quality network of habitats and open spaces necessary for people and wildlife to thrive.
6.	To improve mental and physical health and wellbeing by improving environmental quality and increasing opportunities for exercise and for sport and recreation, including improved access to nature and the wider countryside.
The Built and Historic Environment	
7.	To create a safe, healthy, attractive, locally distinctive and accessible public realm for all.
8.	To ensure that the intrinsic qualities and distinctive character of the historic environment is protected and, where possible, enhanced; and that heritage assets are used positively to promote and support regeneration and recreation and stimulate 'pride of place'.
Accessibility, Transport and Other Infrastructure	
9.	To improve connectivity to major cities, including Manchester and Leeds, and provide infrastructure that supports sustainable economic growth and travel patterns.
10.	To establish Burnley as a centre of educational excellence with high levels of educational attainment and a skilled, highly qualified workforce that meets the needs of the borough's economy.
Community Involvement	
11.	To promote a diverse, vibrant and creative local culture encouraging pride and community cohesion and to seek community involvement in planning the future of the borough.

Section 4 – Strategy

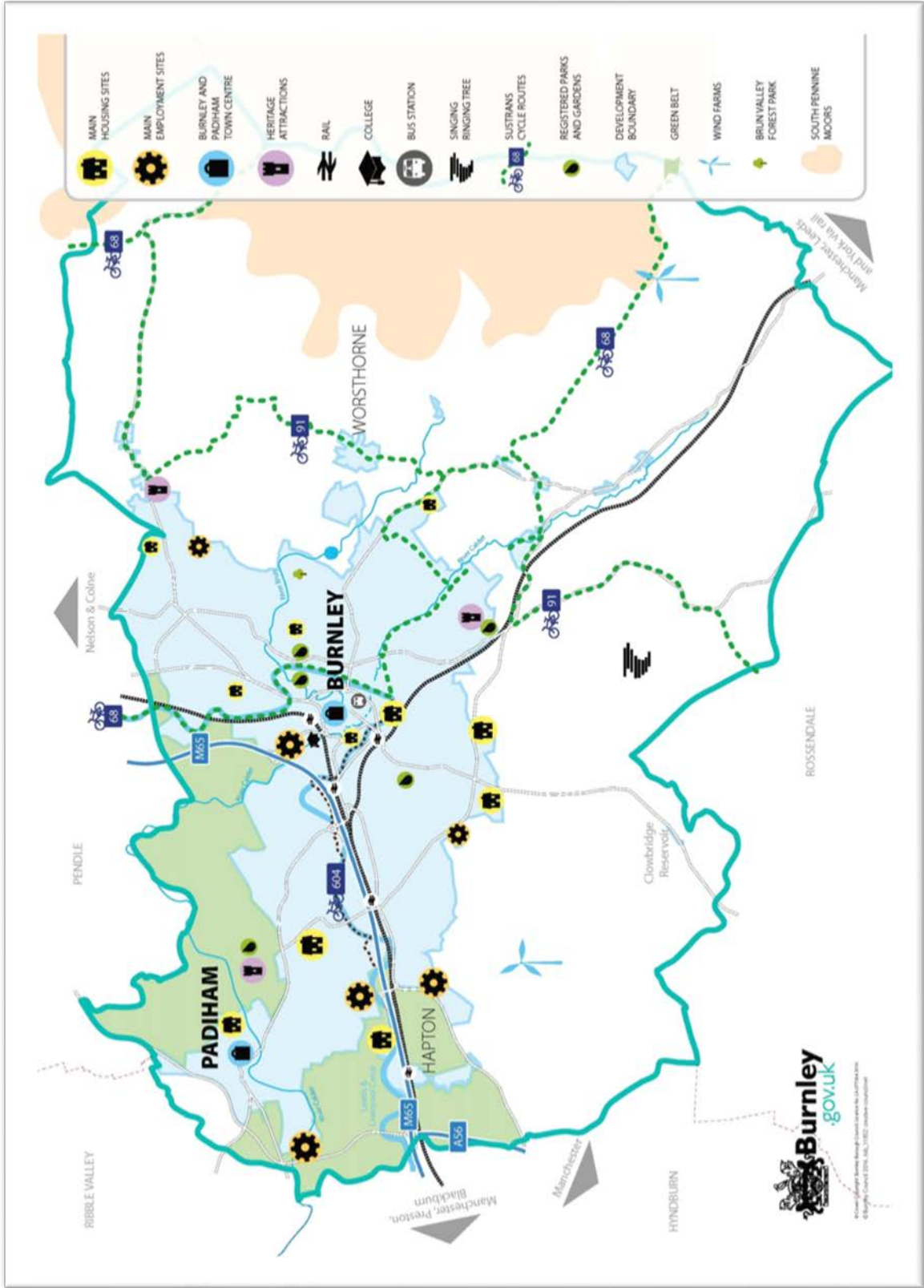


Figure 4: Key Diagram

4 Strategic Policies

Policies in this Section:

SP1: Achieving Sustainable Development	SP5: Development Quality & Sustainability
SP2: Housing Requirement 2012-2032	SP6: Green Infrastructure
SP3: Employment Land Requirement 2012-2032	SP7: Protecting the Green Belt
SP4: Development Strategy	

4.1 Achieving Sustainable Development

Sustainable Development

4.1.1 Resolution 42/187 of the United Nations General Assembly defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The UK Sustainable Development Strategy Securing the Future (2005) set out five guiding principles of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

4.1.2 The NPPF sets out the Government’s view of what sustainable development in England means in practice for the planning system. It identifies three dimensions of sustainable development which the planning system should support:

- Economic: contributing to building a strong, responsive and competitive economy;
- Social: supporting strong, vibrant and healthy communities; and
- Environmental: contributing to protecting and enhancing our natural, built and historic environment.

4.1.3 These roles are interdependent. To achieve sustainable development, economic, social and environmental matters should be considered jointly and balanced through the planning system.

4.1.4 The NPPF sets out a presumption in favour of sustainable development which should be seen a golden thread running through both plan-making and decision-taking.

4.1.5 The NPPF at paragraph 15 states that: “Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”

4.1.6 The Burnley Borough Local Plan is the starting point for the determination of relevant planning applications and these must be determined in accordance with the development plan unless material considerations indicate otherwise.¹⁹

4.1.7 The NPPF makes it clear that local planning documents should reflect the presumption in favour of sustainable development and Policy SP1 responds to this requirement.

¹⁹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

Policy SP1: Achieving Sustainable Development

- 1) When considering development proposals, Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out the National Planning Policy Framework. It will work proactively with applicants and to find solutions which mean that proposals can be approved wherever possible to secure development that improves the economic, social and environmental conditions of the Borough.
- 2) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in any neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.
- 3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
 - a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) specific policies in the National Planning Policy Framework indicate that development should be restricted.²⁰



Picture - Leeds & Liverpool Canal

²⁰ The NPPF gives the following examples: those policies relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion

4.2 Housing Requirement

Objectively Assessed Need

4.2.1 The NPPF (paragraph 159) indicates that local planning authorities should prepare a Strategic Housing Market Assessment (SHMA) in order to gain a clear understanding of housing needs in their areas. It also indicates (paragraph 47) that local planning authorities should use their evidence base “to ensure that their Local Plan meets the full, objectively assessed housing needs for market and affordable housing in the housing market area” in so far as this is consistent with the other policies in the NPPF. The housing target for the borough must set out in the Local Plan.

4.2.2 The NPPF states that SHMAs should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing including affordable housing and the needs of different groups in the community; and
- caters for housing demand and the scale of housing supply necessary to meet this demand.

The Burnley and Pendle Strategic Housing Market Assessment (SHMA)

4.2.3 A SHMA has been prepared jointly with Pendle Borough Council in recognition of the fact that the two boroughs form a single Housing Market Area (HMA). The SHMA examines the inter-relationships between the HMA and adjacent areas and clearly indicates that the surrounding districts operate as separate, discrete housing markets.

4.2.4 The SHMA includes an assessment of housing need and demand for the whole HMA as well as for each borough, and sets out the likely housing requirement for the two boroughs over the respective plan periods.²¹ The SHMA tests a number of future scenarios based on different demographic, economic and policy/supply factors.

4.2.5 The NPPF and National Planning Practice Guidance (NPPG) both indicate that the latest population and household projections²² should be used as the starting point for assessing the future housing needs through the SHMA.

4.2.6 The SHMA uses these data sources and then tests a number of different scenarios to establish the Objectively Assessed Need ‘OAN’ (i.e. demand) for housing over the Plan period 2012-2032.

- Seven demographic (population driven) scenarios were tested to see how much housing would be required to meet the projected population change and its characteristics.
- Six economic (jobs led) scenarios were also tested to see how much housing would be required to meet the projected levels of job growth, making assumptions about the likelihood and/or desirability of Burnley based residents filling the jobs.

²¹ The Burnley & Pendle SHMA first prepared in Dec 2013 is now in a number of separate documents due to the different stages the two Councils are at with regard to plan-making. For Burnley Borough, the SHMA June 2016 is the most up to date version.

²² ONS Sub-national population projections (SNPP) and CLG Household Projections

- Only one of the scenarios (F) takes account of non-local plan 'policy' interventions and as such could be seen as not being 'objective'.

4.2.7 The scenarios also make assumptions about the number of dwellings required to meet the estimated number of new households and assume a rate for second homes and vacancies of 6.25%. This includes a vacancy rate based on current levels and a level that is higher than is likely in new stock.

Table 2: Burnley SHMA scenario summaries 2012-2032

	Scenario	Population Change	Jobs Change	Household Change	Dwelling Change	Dwellings p.a.	Dwelling p.a with recommended uplift
Demographic Scenarios	A. 2012-based SNPP	-242	-1,318	+1,098	+1,171	+59	+64
	Ai. 2012 SNPP re-based to 2014	+821	-794	+1,580	+1,686	+84	+93
	B. 2012-based SNPP/PCU	-242	-1,318	+1,508	+1,608	+80	+88
	Bi. 2012 SNPP/PCU re-based to 2014	+821	-794	+1,998	+2,131	+107	+117
	C. 10 Year Migration	+2,715	+132	+2,275	+2,426	+121	+133
	D. Natural Change	+5,498	+1,416	+3,426	+3,655	+183	+201
	Di. Natural Change re-based 2014	+5,184	+1,302	+3,271	+3,489	+174	+192
Jobs Led Scenarios	E. Experian Jobs Growth	+11,151	+4,280	+5,501	+5,868	+293	-
	F. Key Job Growth Sectors	+14,391	+5,892	+6,736	+7,185	+359	-
	G. Zero Net Job growth	+2,337	+0	+2,150	+2,293	+115	-
	Gi. Zero Net from 2014/15 (i.e. taking into account Experian Employment growth 2012/13 and 2013/14.	+7,305	+2,380	+4,039	+4,308	+215	-
	H. Past Job Growth Trends	+1,613	-360	+1,874	+1,999	+100	-
	Hi. Past Trends from 2014/15 (i.e. taking into account Experian Employment growth 2012/13 and 2013/14)	+6,656	2,056	+3,792	4,045	+202	-

Source NLP using PopGroup

4.2.8 It is important to note that several of these scenarios are purely hypothetical and cannot be reasonably expected to occur. They do provide a useful check to help understand the drivers of change, be it natural change (Scenarios D and Di - births and deaths) or migration (Scenario C). The SHMA considered whether any uplifts were needed to the scenario outputs to meet the guidance set out in the NPPG and concluded this was the case for the demographic scenarios to assist with the provision of affordable housing at rate of 10%.

4.2.9 The study then identified an OAN range from within the overall scenario range as **2,344 to 4,308** net additional dwellings over the plan period, the equivalent of **117 to 215 dwelling per annum (dpa)**.

4.2.10 In order to determine the Local Plan requirement, the Council needs to consider where within the OAN range the target should be set. The SHMA findings in relation to affordable housing are set out in section 5.1 and Policy HS2.

Establishing the Housing Target

4.2.11 In determining the Plan's housing requirement figure from the OAN range identified in the SHMA, it is important to ensure that the requirement:

- meets the latest population and housing projections;
- makes an allowance for the borough's economic aspirations; and
- boosts significantly the supply of housing in the borough.

4.2.12 The housing market and local economy are intrinsically linked. It is important to have a sufficient supply of homes to attract and retain a skilled workforce, to enable residents to have a choice of employment opportunities within easy reach and to help prevent unsustainable levels of commuting.

4.2.13 New housing is in itself critical to attracting investment into the local economy, creating new jobs in construction and the supply chain and improving community infrastructure. It is therefore important that the Local Plan provides for sufficient housing to meet the need and demand for housing and to attract and retain economically active residents who will contribute to the long term economic growth and social wellbeing of the borough.

4.2.14 National Planning Practice Guidance (NPPG): Assessment of Housing and Economic Development Needs states that "the assessment of development needs is an objective assessment based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans."

4.2.15 Once the OAN is established, therefore, the decision about the level of growth to be set out in the Plan can take into account the 'environmental capacity' of borough to accommodate the OAN. The Burnley SHLAA (See later para 4.2.22) indicates that there is no need to seek delivery in adjacent boroughs and that the borough can meet its own objectively assessed needs for housing in full.

4.2.16 The NPPF (paragraph 162) requires local planning authorities to work with infrastructure providers to assess the quality and capacity of local infrastructure provision and its ability to meet forecast demands. It is necessary to look at whether existing infrastructure can cope with the identified level and distribution of new housing development and/or whether proposed infrastructure improvements will adequately address any identified problems. There are no known major infrastructure barriers to delivering new housing in the borough.

4.2.17 The Council has therefore identified a housing requirement/target of 4,180 over the plan period (2012-2032), equivalent to 209 dpa. This figure sits towards the top of the OAN range but with a more positive assumption in respect of vacancies in new stock and small allowance for second homes, totalling 3.5%.

Policy SP2: Housing Requirement 2012-2032

1. Over the 20 year period from 2012 to 2032 provision will be made to deliver around 4,180 net additional dwellings, equating to an indicative average of 209 dwellings per annum.		
a)	Net additional dwelling requirement 2012- 2032	4,180
b)	Completions: 1 April 2012 to 31 March 2016	(646)
c)	Demolitions: 1 April 2012 to 31 March 2016	(174)
d)	Net Additional Dwellings provided: 1 April 2012 to 31 March 2016 [b) minus c)]	472
e)	Commitments:	
i)	Of which number of remaining units on sites under construction as at 31 March 2016	492
ii)	Of which developable sites with planning permission under the 0.4 ha allocation thresholds as at 31 March 2016²³	142
iii)	Other Commitments²⁴	108
f)	Allowance for brownfield Windfalls on sites under 0.4 ha - 1 April 2018 to 31 March 2032²⁵	364
g)	Re-occupation of empty homes	120
h)	Residual Requirement to be met by site allocations	2,482
2. The housing requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.		

Delivering the Housing Requirement**Strategic Housing Land Availability Assessment (SHLAA)**

4.2.18 The NPPF (paragraph 159) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. Paragraph 161 encourages authorities to undertake assessments of land available for economic development at the same time as, or combined with the housing SHLAA.

4.2.19 The Burnley Strategic Housing and Economic Land Availability Assessment (SHLAA) 2016 is a combined assessment which assesses the amount of land available within the borough that is potentially available to meet the identified need and demand for new employment and housing development.

4.2.20 The NPPF requires (paragraph 47) that the Local Plan in meeting the requirement set out, ensures that a five-year supply of specific 'deliverable' sites is identified and updated annually. In

²³ An allowance for non-implementation (lapse rate) of 10% has been applied

²⁴ 51 further dwellings at Former William Blythe Site within the Green Belt consented under planning application APP/2016/0021 and 57 dwelling at Ashworth House, Burnley: Change of use from office to 57no. apartments NOT/2016/0396s

²⁵ based on average rate over a 5 year period 2010/11 to 2014/15 i.e. 26 per annum

addition, where there has been persistent under-delivery of new housing, the five-year supply should also include a 20% buffer 'moved forwards from later in the plan period' to ensure choice and competition in the market for land. This buffer is not an addition to the overall Plan requirement.

4.2.21 The Burnley SHLAA (2016) provides details of the amount of land with the potential to accommodate new housing development. Consideration of a site in the SHLAA or it being categorized as potentially 'developable' does not mean that the site will or should be allocated for development, or that a planning application would be supported. The SHLAA provides a pool of potential sites from which to select those to be allocated in the Plan and these are selected on the basis of many factors, including:

- How they will help deliver the Plan's Vision and Objectives and support economic growth;
- How they fit with the Plan's overall spatial strategy set out in Policy SP4;
- Whether they collectively offer the quality and choice of housing to meet the needs and demands of all sections of the community;
- Whether they can deliver housing within the next 5 years;
- Their environmental, social and economic impacts, including as evaluated through the SA and SFRA process;
- Their infrastructure requirements and potential community benefits; and
- The comments received through plan consultation.

4.2.22 The sites to be allocated for development are set out in Policy HS1.²⁶

Housing Trajectory

4.2.23 The NPPF (paragraph 47) requires local planning authorities to illustrate the expected rate of housing delivery in their Local Plan through a 'housing trajectory'. The housing trajectory is set out in Appendix 5.

4.2.24 The trajectory indicates that the Plan provides for a sufficient supply to deliver the overall housing requirement in the borough and a five year supply of deliverable sites.

4.2.25 The trajectory illustrates that since the start of the Plan period (1 April 2012) the number of net additional dwellings delivered has been below the indicative requirement figure of 209. Between 2012/13 and 2015/16 there was a cumulative deficit of 364 dwellings. This under-delivery needs to be addressed by the Local Plan, either in the next five year period ('Sedgefield' approach) or over the remaining plan period ('Liverpool' approach). The latter approach is preferred.

4.2.26 Housing delivery since the start of the plan period has been affected by adverse economic conditions which have delayed construction on a number of sites. In addition, the net additional dwellings figures have been impacted upon by the Housing Market Renewal clearance programme in Daneshouse, Burnley Wood and South West Burnley. Economic constraints are likely to continue in the short to medium term and may continue to suppress housing completions; however, the housing market renewal clearance programme has been substantially completed and the building of

²⁶ The SHLAA is currently being updated. A Site Allocations Background Paper is being prepared for the Proposed Submission Consultation on 31 March

new and replacement homes continues. The last two years (2015/6 and 2016/17) have seen an upturn in starts and completions.

4.2.27 The SHLAA will be regularly updated and the Authority's Monitoring Report (AMR) will annually update the housing trajectory helping to ensure a five year supply is maintained throughout the plan period and signalling any need for intervention and/or Plan review.

Empty homes

4.2.28 The NPPF (paragraph 51) indicates that local planning authorities should identify and bring back into residential use empty homes and buildings in line with empty homes strategies and, where appropriate, acquire property by compulsory purchase. In October 2014, there were 2,458 vacant dwellings in the borough in Burnley, equivalent to 6.06% of the housing stock. This is noticeably higher than the average for England (2.62%). In order for a housing market to function properly there will always be a number of vacant homes to allow sale and refurbishment ('churn'), normally around 3%.

4.2.29 Targeted action by the Council through the Vacant Property Initiative has helped to reduce the overall vacancy rate and the number of long-term empty properties. The Council has current specific plans to target 120 empty properties over the period for 2016/17- 2018/19.

4.3 Employment Land Requirement

Establishing the Employment Land Requirement

4.3.1 The Burnley Employment Land Demand Study (June 2016) provides an important part of the evidence base to inform the preparation of the Local Plan. This objectively assesses employment land demand in line with the NPPF and Planning Practice Guidance (NPPG) over the Plan period 2012 to 2032. It examines a range of future scenarios which forecast jobs growth in the main 'B class'²⁷ sectors.

- Three demographic (population driven) scenarios assess how much land would be required to meet the forecast labour force in Burnley.
- Three economic (jobs-led) scenarios assess how much land would be required to meet the projected levels of job growth in Burnley.
- One scenario assesses and projects forward the past take-up of employment land through planning application and completions monitoring.

4.3.2 One of the economic scenarios (Key Growth Sectors) takes account of non-local plan 'policy' interventions and as such could be seen as not being objective.

4.3.3 These scenarios identify a potential demand for between 66.54 and 103.81 hectares of employment land over the plan period.

Table 3: 2016 ELDS Employment Land Scenarios

		Office	Industrial	Warehousing	TOTAL
1) Experian Baseline	2012-2032 (net)	1.22	-5.69	14.23	9.77
	2012-2032 (gross)				74.96

²⁷ See Glossary

	+ Flexibility factor				82.49
2) Key Growth Sectors	2012-2032 (net)	1.77	-2.39	31.71	31.09
	2012-2032 (gross)				96.28
	+ Flexibility factor				103.81
3) Job Stabilisation (post 2014)	2012-2032 (net)	0.52	-7.09	10.83	4.26
	2012-2032 (net)				65.19
	+Flexibility factor				76.98
3) Labour Supply: 59 dpa [SNPP-2012]	2012-2032 (net)	-0.43	-10.35	4.59	-6.19
	2012-2032 (gross)				59.01
	+ Flexibility factor				66.54
4) Labour Supply: 107 dpa [SNPP- 2012-Rebased-to- 2014]	2012-2032 (net)	-0.33	-9.96	5.53	-4.76
	2012-2032 (gross)				60.43
	+ Flexibility factor				67.96
5) Labour Supply: 204 dpa [Past Trends]	2012-2032 (net)	0.38	-7.85	10.63	3.17
	2012-2032 (gross)				68.36
	+ Flexibility factor				75.89
6) Past Completions	2012-2032 (net)	20.30	-10.19		10.11
	2012-2032 (gross)				75.30
	+ Flexibility factor				82.83

Source: NLP ELDS 2016

4.3.4 Having considered these scenarios and a number of quantitative and qualitative factors, the Study suggests that the Plan requirement should be within the range of **68Ha to 104Ha** to 2032.

4.3.5 The selection of a specific employment land requirement for the Local Plan and the choice of sites is dependent upon a number of factors including:²⁸

- How this will help deliver the Plan's Vision and Objectives and support economic growth;
- How this would fit with the Plan's overall spatial strategy set out in Policy SP4;
- Whether it would collectively offer sufficient and could offer the range of sites to meet the needs and demands of business, and provide a variety of employment opportunities for existing and new residents to achieve a more aspirational level of economic activity in the area;
- The environmental, social and economic impacts, including as evaluated through the SA and SFRA process, and in particular the impact on commuting;
- The infrastructure requirements and potential community benefits; and
- The comments received through the plan consultation.

²⁸ The SHLAA is currently being updated. A Site Allocations Background Paper is being prepared for the Proposed Submission Consultation on 31 March

4.3.6 The NPPG: Assessment of Housing and Economic Development Needs states that “the assessment of development needs is an objective assessment based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.”

4.3.7 Once the need/demand is established, therefore, the decision about the level of growth to be set out in the Plan can take into account the ‘environmental capacity’ of the borough to accommodate this level of growth. The Burnley SHLAA indicated an initial shortfall in developable employment land (i.e. land that is suitable, available and achievable) and the SHLAA sets out the options for meeting this shortfall e.g. by seeking delivery in adjacent boroughs or by the release of land from the Green Belt. The latter approach is proposed (See Policy SP6 for explanation and justification).

4.3.8 There are no known major infrastructure barriers to delivering new employment development in the borough.

4.3.9 The Council has identified the preferred requirement/target figure of **90Ha** over the Plan period as the figure which will best support the Plan’s vision and objectives and support economic growth and housing market renewal. This figure sits midway between the three jobs-led scenarios; the Experian Baseline scenario of 82.49Ha (which is a reflection of recent job growth trends) scenario 3 Job Stabilisation at 76.98Ha and the Key Growth Sectors scenario of 103.81Ha (which factors in the number of jobs expected to be provided by new/planned developments in the borough which are not taken into account in the Experian Baseline forecasts).

Policy SP3: Employment Land Requirement 2012-2032

1) Over the 20 year period from 2012 to 2032 provision will be made to deliver around 90 hectares of employment land.		
a)	Employment Land requirement 2012- 2032	90 Ha
b)	Completions - 1 April 2012 to 31 March 2016	12.43 Ha
c)	Commitments	14.83Ha
i)	Of which number of sites under construction as at 31 March 2016	13.5Ha
ii)	Of which developable sites with planning permission under the 0.4Ha allocation threshold as at 31 March 2016	1.33 Ha
d)	Residual Requirement to be met by site allocations	62.74Ha
2) The employment land requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.		

4.4 Development Strategy

The Focus and Distribution of Development

4.4.1 The Core Principles of the NPPF state that plan-making and decision-taking should, amongst other factors:

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognizing the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

4.4.2 Focusing development on urban areas not only helps protect the countryside, but complements efforts to encourage urban regeneration and renaissance to improve the quality of the built environment through the redevelopment and conversion of vacant sites and buildings.

4.4.3 Evidence from the SHLAA indicates that development requirements set out in Policy SP2 and SP3 cannot be met in full on previously-developed sites, or on sites within the urban boundary as defined in the 2006 Burnley Local Plan; and that a number of sites outside of the 2006 urban boundary will be required to meet the housing and employment land requirements and to deliver housing quality and choice to support economic growth. The focus of development will, however, remain on the towns of Burnley and Padiham, on sites within the current built-up areas and on sites adjoining and well related to them.

4.4.4 The borough's open countryside provides a visually striking and attractive setting for the Burnley and Padiham and for its villages and hamlets. There are strong pressures for development in the countryside and strict control of the scale and location of development is needed in rural areas to protect agricultural land, landscape, wildlife, recreational opportunities and the character of rural settlements; and to prevent these settlements coalescing. However, some development can and should be supported in rural settlements and in the countryside to support the rural economy, to help sustain infrastructure and services, and to provide quality and choice of housing for existing and new residents.

The Settlement Hierarchy

Burnley

4.4.5 In the previous Lancashire Structure Plan²⁹ the town of Burnley was identified as one of five 'principal urban areas' where development in Lancashire should be concentrated. In the former Regional Strategy³⁰ Burnley was identified as a regional town within the Central Lancashire city region (the third priority after the centres of and inner urban areas of Manchester and Liverpool), where development should be focused in and around the centre of the town.

Padiham

4.4.6 In the previous Lancashire Structure Plan the market town of Padiham was identified as a Key Service Centre (KSC) where development of an appropriate scale would be sufficient to promote its regeneration and support and enhance its role as a service centre and public transport hub for the surrounding villages and rural areas. These KSCs sat third in the development hierarchy below the Principal Urban Areas (e.g. Burnley and Blackburn) and the Main Towns (e.g. Darwen). KSCs were described but not named in the former Regional Strategy, but Padiham would have fulfilled this role which was similar to that described in the former Structure Plan.

Villages

4.4.7 The previous Lancashire Structure Plan did not identify specific settlements below the level of KSCs but anticipated that Local Plans would identify villages and settlements for development of an appropriate scale aimed at meeting local needs. The Regional Strategy identified a tier of settlement below KSCs called Local Service Centres (LSC). Again, these were not named as they were to be identified in district-level plans. These were to be towns or villages which already provided a limited range of services to the local community and to be areas of small scale development to help sustain local services, meet local needs, or support local businesses.

4.4.8 A Rural Masterplanning Study (with the enabling support of CABE) was undertaken in 2011 in order to investigate where housing and other development could be located to support growth and the sustainability of rural settlements. It focused on issues of urban design and land use and set out character and landscape appraisals in order to determine the physical capacity for development in the borough's villages. An updated assessment of village services has been undertaken for the Local Plan and this is included in Appendix 6.

Identifying the New Hierarchy

4.4.9 Whilst the 2006 Burnley Local Plan identified Burnley and Padiham as being within a single urban area boundary which also included the villages of Hapton and Worsthorpe, individual plan policies recognised the different roles and functions of the settlements and took a different approach to the type and scale of development they could support. The Plan did not identify key or local service centres but adopted an approach of 'named settlements' in the rural area i.e. settlements outside the urban area where small scale development, subject to a number of caveats, would be supported. Outside of these named settlements the Local Plan proposed that development be strictly controlled.

²⁹ Joint Lancashire Structure Plan 2001-2016 (2005)

³⁰ North West of England Plan Regional Spatial Strategy to 2021 (2008)

4.4.10 In view of the need for significant employment and housing development outside of the 2006 urban boundary and also for modest growth to provide new homes to increase housing quality and choice in the borough's villages, the approach of the 2006 Local Plan has been reviewed. A clear settlement hierarchy is proposed to be set out to reflect and inform the overall plan strategy and help manage development pressures, particularly in view of the NPPFs approach to housing development which seeks to boost significantly the supply of housing including by meeting in full the need and demand for affordable and market housing.

Development Boundaries

4.4.11 Whilst the 2006 Burnley Local Plan identified an 'urban boundary', settlement or development boundaries for the named settlements were not defined.

4.4.12 Whilst this approach provided a framework for allowing small scale development in the named settlements, it provided very limited the opportunities for new housing and other development within them, and it did not provide the clarity that defined development boundaries could.

4.4.13 Development Boundaries are therefore proposed around the small villages identified as Tier 4 settlements to reflect and inform the overall plan strategy and help manage development pressures. A single Development Boundary is proposed to be retained for Burnley and Padiham and separate Boundaries for Worsthorne and for Hapton. The 2006 urban boundary has also been reviewed to take account of any relevant allocations at Burnley, Padiham, Hapton and Worsthorne.

4.4.14 These Development Boundaries are not purely housing-focused. They are not intended to be settlement boundaries indicating the existence or extent of villages, but a planning tool to indicate where infill development of an appropriate type and scale may be acceptable; with land outside them being regarded as open countryside.

The Open Countryside

4.4.15 Development within the open countryside will be strictly controlled. Some development will nevertheless be required and will be supported where it has a genuine need to be located in the countryside and is of an appropriate scale and type. Policies on these developments are set out elsewhere in the Plan based on the development type e.g. Agricultural Workers Dwellings - Policy HS6, House Extensions and Modifications - Policy HS5, reuse and conversion of rural buildings - Policy EMP6. Additional restrictions will apply to development within the Green Belt (see Policy SP7).

4.4.16 Whilst the NPPF does encourage the reuse of previously-developed (brownfield land) providing that it is not of high environmental value, it also seeks to boost significantly the supply of housing and meet the demand for housing and employment land in full. Para 4.4.3 above recognises the need to allocate greenfield land to accommodate the borough's housing and employment development requirements and deliver the plan objectives. Policy SP4 does not, therefore, propose a sequential test which seeks to prevent the development of greenfield land where brownfield land exists.

4.4.17 However, it is important that that Plan in its overall strategy still prioritises the use brownfield land, both in the selection of sites for allocation and in the way it responds to planning applications where this will be an important factor in assessing the suitability of development proposals against the Plan policies. This does not mean that poor quality development will be supported on brownfield land but in effect the 'bar' will be set even higher for greenfield release. Clause 3 c) in Policy SP4 below therefore sets additional sustainability requirements for development on greenfield sites. These comprise a set of 3 options i, ii or iii which development

should meet at least one of. If they choose iii they can then choose from a subset of recognised environmental and design standards. A number of the greenfield sites within the Development Boundaries will be specifically protected under other policies in the Plan e.g. Policy NE2: Protected Open Space.

Policy SP4: Development Strategy

<p>1) Development will be focused on Burnley and Padiham with development of an appropriate scale also supported in the following main and small villages:</p> <p>Settlement Hierarchy:</p>			
1	Principal Town	Burnley	<p>Role & Function: Principal service centre for the Borough and home to the majority of the borough's population and a town of a sub-regional importance for retail, leisure and public administration and services with excellent public and private transport links.</p> <p>Development Scale Housing: Large scale, major and a variety of smaller sites to deliver a comprehensive range of choice of types and tenures. Employment: Large scale, medium and a variety of smaller sites to deliver a comprehensive range of units for new and existing businesses and employment opportunities for new and existing residents. Retail: Sub regional centre for retailing and the principal retail destination for the borough. Town centre with defined Town Centre boundary and defined primary Shopping Area and Primary and Secondary Frontages where new development will be concentrated including through a new allocation and by virtue of its size.</p>
2	Key Service Centre	Padiham	<p>Role & Function: A key service centre and public transport hub for the surrounding villages and rural areas and home to a significant proportion of the borough's population.</p> <p>Development Scale Housing: Large scale, major and a variety of smaller sites to deliver a comprehensive range of choice of types and tenures. Employment: Large scale, medium and a variety of smaller sites to deliver a comprehensive range of units for new and existing businesses and employment opportunities for new and existing residents. Retail: Town centre with defined town centre boundary with a supporting role to Burnley in the retail hierarchy where by virtue of its smaller size, more modest development would be focussed.</p>
3	Main Village	Hapton Worsthorne	<p>Role & Function: Predominantly residential areas but with some local employment sites, which provide a limited but reasonable range of services to the local community and local businesses and have good public and private transport links to larger towns.</p> <p>Development Scale Housing: Medium and small scale sites to deliver quality and choice and modern adaptable stock for existing and new residents and to deliver aspirational housing and support and enhance existing service provision. Employment: Small scale schemes to provide opportunities for new and existing businesses and employment opportunities for new and existing residents. Retail: No defined centre – local shops to serve local community</p>

4	Small Village	Clow Bridge Mereclough Lane Bottom Hurstwood Overtown Holme Chapel Walk Mill	<p>Role & Function: Predominantly residential areas but with some small scale local/rural employment sites, which provide a basic range of services to the local community and local businesses and have reasonable public and private transport links to larger towns and villages.</p> <p>Development Scale</p> <p>Housing: Small scale schemes to deliver quality and choice and modern adaptable stock for existing and new residents and support and enhance existing service provision.</p> <p>Employment: Limited small scale schemes to provide opportunities for new and existing rural businesses or rural diversification and employment opportunities for new and existing residents.</p> <p>Retail: No defined centre – local shops or facilities selling basic convenience goods to serve local community</p>
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Development Boundaries and Development within them

2) In addition to those sites specifically allocated for development in policies elsewhere in this Plan, new development will be supported within the Development Boundaries as defined on the Policies Map where it is of an appropriate type and scale bearing in mind the role of the settlement in the hierarchy and where it satisfies the following overarching criteria and other relevant policies of this Plan:

- a) It makes efficient use of land and buildings;
- b) It is well located in relation to services and infrastructure and is, or can be made, accessible by public transport, walking or cycling; and
- c) It does not have an unacceptably detrimental impact on residential amenity or other existing land users.

3) In considering the acceptability of development proposals on allocated and unallocated sites within these Development Boundaries, consideration will also be given to:

- a) Whether schemes appropriately re-use existing buildings and infrastructure; or
- b) Whether schemes make use of previously-developed land that is not of recognised high biodiversity value; or
- c) Whether proposals use greenfield land and are otherwise in accordance with the policies in the Plan. In such cases, development will be expected to:
 - i. Clearly and demonstrably contribute to increasing choice and be of the highest quality possible; or
 - ii. Be for the provision of an important community facility; or
 - iii. Demonstrate the highest sustainability standards, through:
 - A BREEAM Assessment or equivalent to achieve 'Very Good'; or
 - Building for Life 12 accreditation; or
 - Two or more of the Optional Housing Technical Standards³¹; or
 - Achieve fabric energy efficiency levels above the Building Regulations such as Passivhaus or equivalent; or
 - Include significant on-site renewable or low carbon energy generation (a minimum of 10% of the predicted annual energy requirements); and
 - iv. Avoid the Best and Most Versatile agricultural land.

³¹ See Policy SP5 and supporting text for explanation

Development in the Open Countryside

4) The open countryside is defined as land beyond any Development Boundary. In the open countryside development will be strictly controlled.

Coalescence

5) Development proposals should not lead to the coalescence of settlements.

4.5 Development Quality and Sustainability

Sustainability

4.5.1 Section 39 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to exercise their plan-making functions “with the objective of contributing to sustainable development”. Section 19 (1A) of the Act requires them to include in their local plans “policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change.”

4.5.2 The Core Principles of the NPPF state that plan-making and decision-taking should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).”

4.5.3 The Lancashire Climate Change Strategy³² sets out a framework for how the sub-region will work together towards meeting its target that Lancashire is low carbon and well adapted by the 2020, and identifies the carbon savings that can be achieved through four key sectors: domestic; transport; business and public sector; and land use.

4.5.4 Whilst the location and focus for new development is important in reducing the demand for fossil fuels and minimising emissions, the design, layout and orientation of buildings and open spaces can also make a positive contribution to improving the overall sustainability of new development by minimising or avoiding negative on or off-site environmental impacts and through minimizing both the embodied energy costs and the energy usage of new development.

4.5.5 Paragraph 95 of the NPPF states local planning authorities should actively support energy efficiency improvements to existing buildings and when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.

4.5.6 In terms of minimising embodied energy costs and the energy usage in new development, the Government now proposes that the mechanism for achieving the requirements of this policy is through an incremental increase in the mandatory energy efficiency requirements of the Building Regulations (Part L) However, planned improvements to Part L building fabric energy standards in 2016 have not been implemented and current standards are being instead “kept under review”..

4.5.7 In March 2015 the Government introduced a new approach to establish planning and building regulation technical standards for homes, in an attempt to rationalise a number of pre-

³² Lancashire Climate Change Strategy 2009-2020 The Lancashire climate Change Partnership adopted by the Lancashire Leaders in 2009

existing standards e.g. the Code for Sustainable Homes and Lifetime Homes, into three 'Optional Standards'; two within the Building Regulations themselves and the third an optional nationally described space standard. These optional standards cover three matters, accessibility, water efficiency and internal space. Councils can through their Local Plans introduce the one or more of the optional standards where they address a clearly evidenced need and where their impact on viability has been considered; and can set out what proportion of new dwellings should comply with the standards. Guidance on introducing the standards is set out in the NPPG.

4.5.8 Water Efficiency: Under the basic standard set out in the Building Regulations, all new homes have to meet the requirement of 125 litres/person/day. There is not considered to be sufficient evidence to support the optional higher standard of 110 litres/person/day.

4.5.9 Internal Space: It is not considered that there is sufficient clear evidence to introduce the optional nationally prescribed space standard although this is important issue in Burnley given the oversupply of small two bedroomed terraced homes without indoor ground floor toilets.

4.5.10 Accessibility: It is considered that there is sufficient evidence as set out in the Council's SHMA to support the optional standard on accessibility. There are two optional accessibility standards: M4(3) wheelchair user dwellings and M4(2) wheelchair adaptable dwellings (i.e. those which are constructed with the potential to be adapted for occupation by a wheelchair user). It is the latter, which addresses similar matters to the former non-statutory Lifetime Homes standards, that is considered appropriate in Burnley. This is set out in Policy HS4.

4.5.11 The changes to the standards for housing do not affect those for commercial buildings where BREEAM standards are still relevant (Building Research Establishment Environmental Assessment Methodology). First published by the Building Research Establishment in 1990 BREEAM is the world's longest established method of assessing, rating, and certifying the sustainability of buildings. More than 250,000 buildings have been BREEAM certified and over a million are registered for certification – many in the UK and others in more than 50 countries around the world.³³

4.5.12 Whilst the Council recognises that the viability of new development may be affected by unduly onerous policy requirements, important matters such as improved adaptability and energy efficiency can be addressed without compromising viability and the Plan needs to look at viability across the economic cycle to 2032. Lower running costs, particularly in terms of energy is an important factor in areas such as Burnley where there are high levels of fuel poverty.

Design Quality

4.5.13 Section 39 of the Planning and Compulsory Purchase Act 2004³⁴ requires local planning authorities to "have regard to the desirability of achieving good design". One of the 12 core planning principles set out in the NPPF is to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

4.5.14 Definitions of good design are many and varied. Design is often interpreted to be solely about appearance, but good design must also take account of functionality. High quality design is design which positively addresses its context, local character, appropriate scale and form, continuity

³³ Wikipedia

³⁴ Introduced by S183 of the Planning Act 2008

and enclosure, quality of the public realm, ease of access, legibility, adaptability and affordable maintenance, and uses high quality materials and methods of construction.

4.5.15 The borough's industrial legacy and natural topography has created an interesting and distinctive townscape, recently enhanced by high quality new developments and refurbishments around the town such as at the Weavers' Triangle. It is important that new development, of whatever type and scale, respects the area's character and seeks to achieve high quality design and where possible improvement in the built environment to help create attractive and successful neighbourhoods and thriving town centres. Simple elegant designs are generally preferable to over-designed or 'fussy' schemes, but there is always a place for idiosyncrasy and for creating new landmark buildings and structures, particularly as many of these (mills and chimneys, church towers and spires) can be lost over time.

Key Gateways

4.5.16 The image or perception of a town can be formed by a visitor's experience on their first approach to it. For residents, their pride and enjoyment of their own town will also be affected by their approaches to and journey across it. The quality of key entrances to and key junctions across the town that people pass daily is important to the town's overall image and can also set the tone for other development in the town and on routes between these key gateways. Key gateways can serve different functions and should not all be treated the same; some should proudly announce your arrival, whilst other should provide a smooth and gentle transition from countryside to town. In order to protect and enhance them for the wider benefits they bring, the Council has identified the location of the Key Gateways on the Policies Map.

Materials

4.5.17 The choice of materials is important to any new development, including extensions and alterations to existing buildings. The choice of materials, their colour, texture and pattern of use has a major impact on the way a development looks and can help articulate and communicate a sense of quality and belonging. A limited and carefully selected palette of materials appropriate to the locality is most effective and the use of high quality durable materials will lead to the most sustainable and successful developments.

Security

4.5.18 Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder. The role of the planning system in helping to secure safe and accessible environment is in paragraphs 58 and 69 of the NPPF.

4.5.19 One tool in helping to achieve this is 'Secured by Design'. SBD is an initiative managed by the Mayor's Office for Policing and Crime (MOPAC) on behalf of the UK police services which awards this accreditation to schemes which are designed and laid out to address a range of crime prevention initiatives.

Accessibility

4.5.20 The Equality Act 2010 requires service providers to make reasonable adjustment where disabled customers or potential customers would otherwise be at a substantial disadvantage compared with non-disabled people. This can include making changes to the structure of a building to improve access and to provide auxiliary aids and services. The Council will support, wherever

possible adaptations to existing buildings subject to balancing this with any other important policy imperatives. New building should be designed from the outset use with all users in mind.

Building for Life

4.5.21 Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods led by three partners: Cabe at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University. It uses 12 urban design criteria and a 'traffic light' system whereby developments that achieve 9 'greens' are eligible for 'Built for Life' accreditation. Schemes that achieve 12 greens will be eligible to be awarded Built for Life 'Outstanding' status, and the best new housing across the country will be recognised at events organised by the Building for Life Partnership.

Active Design

4.5.22 Good design should contribute positively to making places better for people, to create environments that make the active choice the easy and attractive choice for people and communities. Policy SP5 and other policies in the Local Plan reflect this important aspiration. Further information can be found in 'Active Design' prepared by Sport England, which is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active and healthy lifestyles.

Policy Approach

4.5.23 Policy SP5 provides a comprehensive strategic policy framework for design which will be applied to all development as appropriate to its particular nature and scale. This should be read alongside any specific policies elsewhere in the plan applying to the development type, for example housing, or subject e.g. landscape character, parking etc.; and additional area or topic-specific design guidance may be set out in future Supplementary Planning Documents.

4.5.24 Whilst the delivery of high standards of design and construction can affect development costs, much can be achieved by careful thought and the limited use of high quality natural local materials. High quality design and materials will have lower maintenance costs over the lifetime of developments.

4.5.25 Development proposals, as appropriate to their nature and scale, will be expected to demonstrate through the use of detailed, clear and accurate drawings (and a Design and Access Statement where appropriate), how they have successfully addressed their context.

Policy SP5: Development Quality and Sustainability

The Council will seek high standards of design, construction and sustainability in all types of development. Proposals will be expected to address the following minimum requirements, as appropriate to their nature and scale:

- 1) **Energy Efficiency**
 - a) **Incorporate measures to minimise energy and water consumption;**
 - b) **A BREEAM Assessment must be carried out for all non-residential development with a floor space above 1,000 m² and a rating of 'Very Good' or better will be expected;**
 - c) **Seek opportunities for on-site energy supply from renewable and low carbon energy sources; and**
 - d) **Seek opportunities to contribute to local and community-led renewable and low carbon energy initiatives;**

2) Design and Layout

- a) Respect existing, or locally characteristic street layouts, scale and massing;
- b) Contribute positively to the public realm and avoiding unnecessary street clutter;
- c) Maximise the benefits of any waterfront locations;
- d) Provide for new open space and landscaping which enhances and/or provides mitigation against loss of biodiversity and assists with the physical and visual integration of new development;
- e) Have respect for their townscape setting and where appropriate, landscape setting;
- f) Be orientated to make good use of daylight and solar gain;
- g) Ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking;
- h) Not result in unacceptable conditions for future users and occupiers of the development; and
- i) Provide adequate and carefully designed storage for bins and recycling containers. These should be located or designed in a way which is both convenient and safe for occupants and supports the quality of the street scene.

3) Key Gateways

- a) Where development is at or highly visible from a Key Gateway identified on the Policies Map, it should address in its design, orientation and layout, the Key Gateway and its particular nature/location and include where appropriate:
 - i) a landmark building;
 - ii) landmark tree planting;
 - iii) public art (can be incorporated into the public realm); or
 - iv) a carefully designed gentle transition from countryside to town.

4) Materials

- a) Use a palette of high quality materials which are appropriate to the local context in all respects including: type, colour, texture, element size and laying pattern and avoid unnecessary and excessive patterning;
- b) Where contemporary materials are appropriate, use these in manner which respects the established character of the locality; and
- c) Wherever practical, use low embodied energy materials, including materials that are sourced locally or involve the appropriate reuse of existing resources through the conversion of existing buildings or reuse of demolished structures.

5) Accessibility

- a) Seek to incorporate and promote sustainable methods of transport, including cycle routes, walking routes and good links to public transport;
- b) Be inclusive and accessible to all and promote permeability by creating places that connect with each other and with existing services and are easy to move through; and

6) Security

- a) Be designed with the safety and security of occupants and passers-by in mind, helping to reduce crime and the fear of crime including through increasing the opportunity for natural surveillance.

4.6 Green Infrastructure

4.6.1 The NPPF defines green infrastructure as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

4.6.2 Green Infrastructure (GI) is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies (Blue Infrastructure) and features such as green roofs and walls.

4.6.3 The NPPF states that local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (para 114).

4.6.4 The NPPG identifies how GI can help support a number of planning policies including:

- Building a strong, competitive economy by helping to create high quality environments which are attractive to businesses and investors. The components GI exist within the wider landscape context and can enhance local landscape character and contribute to place-making.
- Delivering a wide choice of high quality homes, providing opportunities for recreation, social interaction and play in new and existing neighbourhoods and enhance local landscape character, contributing to a sense of place.
- Promoting healthy communities by improving environmental quality in new development, helping create safe and accessible environments, providing opportunities for recreation and exercise and delivering mental and physical health benefits.
- Conserving and enhancing the natural environment by halting the decline in biodiversity and helping species adapt to climate change by providing opportunities for movement through ecological networks.
- Helping to reduce air pollution, noise and the impacts of extreme heat and extreme rainfall events.
- Meeting the challenge of climate change by storing carbon; improving drainage (including the use of sustainable drainage systems), managing flooding and water resources; improving water quality; reducing the urban heat-island effect.

Burnley's GI Strategy

4.6.5 The Council's produced the Burnley Green Infrastructure Strategy in September 2013. This Strategy describes the GI assets of the borough, the benefits they provide and a strategy for improvement.³⁵ This complements the Council's Green Spaces Strategy which categorizes the types of open space in the borough, any deficiencies and sets out the Council's approach to the management of its open spaces.

4.6.6 The GI Strategy identifies 11 functions of GI and divides the GI assets into 17 types (see table 4). Each type may fulfil one or more function.

³⁵ Burnley Green Infrastructure Strategy 2013 - 2031

4.6.7 The GI strategy identifies the key assets and opportunities (See Figure 5) and highlights the corridor greening of the borough's main road infrastructure as a key opportunity for delivering a number of GI functions, including: shading from the sun, trapping air pollutants, noise absorption and aesthetics. The Leeds & Liverpool Canal corridor is identified as another linear corridor with opportunities for delivering multiple GI functions, including: green travel routes, supporting heritage and supporting wildlife.

4.6.8 Two areas of urban greening priority are identified for their need for a number of GI interventions - North Burnley and Burnley town centre. Off-road green travel routes are mapped with the recommendation to raise awareness of these routes through improvements to key gateways.

4.6.9 The Local Plan has an important role to play in protecting and enhancing GI and the wide range of environmental and quality of life benefits for local communities it brings. New development should seek to protect, maintain and enhance green infrastructure wherever possible. Much of this will be achieved through a number of individual policies e.g. a requirement for the protection of or provision of new play and recreation space in housing developments (HS4), the protection of the Green Belt (SP7), community infrastructure (IC5) open spaces (NE2), Ecological Networks (NE1) etc. and through the overall development strategy set out in SP4. Given the multi-functional nature of GI. However, the Council will expect developments to look at GI comprehensively and will develop a GI Audit checklist to assist with this process. For major developments and/or those requiring an Environmental Impact Assessment (EIA) an audit taking account of the Council's GI Strategy and Green Spaces Strategy will be expected. For other proposals a 'light touch' audit will be required.

Policy SP6: Green Infrastructure

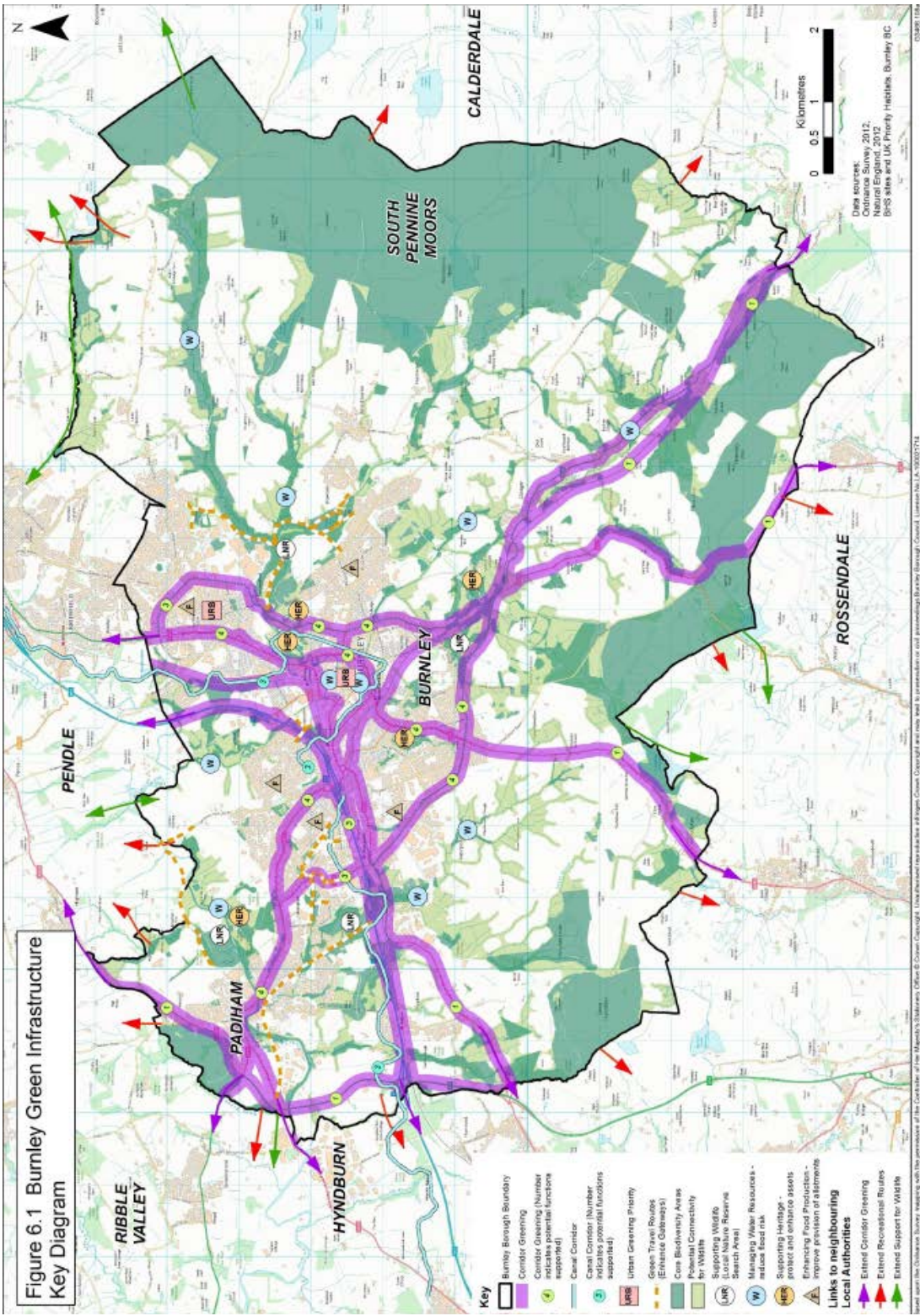
- 1) In line with Burnley's Green Infrastructure Strategy, the Council will, in partnership with other agencies and stakeholders, seek to protect, enhance and extend the borough's multifunctional green infrastructure network in order to maintain and develop the wider public health, ecological and economic benefits it provides and to ensure that there is an overall net gain:**
- 2) In addition to the satisfying the requirements of other policies, development proposals should, as appropriate to their nature and scale:**
 - a) Seek to retain and enhance green infrastructure assets and functionality through the design process, in particular the key assets identified in Figure 5; and**
 - b) Be accompanied by an audit of the green infrastructure functions within and adjacent to the site as set out in the table above together with a statement demonstrating:**
 - i) How these will be retained or enhanced through the development process; or**
 - ii) Where loss of or negative impact on GI functionality is unavoidable, what mitigation measures are proposed and/or replacement GI will be provided. Any replacement or mitigation measure should be deployed as closely as possible to the affected GI asset.**

Table 4: GI Functions and Typologies

		Green Infrastructure Typology																
		Park or Public Garden	General Amenity Space	Outdoor Sports Facility	Woodland	Water Courses	Water Bodies	Grassland, Heathland, Scrub	Moorland	Agricultural Land	Allotment, Community Garden	Cemetery, Churchyard, Burial Ground	Derelict Land	Private Garden	Wetland	Street Trees	Green Routes	Play Area
GI Function	Recreation	Recreation - Private																
		Recreation - Public (Restricted)																
		Recreation - Public																
	Green Travel Route																	
	Supporting Wildlife	Habitat for Wildlife																
		Connectivity For Wildlife																
	Mitigating and Adapting to Climate Change	Shading from the Sun																
		Evaporative Cooling																
		Carbon Storage																
	Managing Water Resources and Reducing Flood Risk	Inaccessible Water Storage																
		Accessible Water Storage																
		Water Interception																
		Water Infiltration																
		Water Conveyance																
		Pollutant Removal from Soil/Water																
		Flow Reduction through Surface Roughness																
	Improving Environmental Health	Trapping Air Pollutants																
		Noise Absorption																
	Aesthetic																	
	Supporting Heritage and Cultural Assets	Heritage																
		Cultural Asset																
	Providing Learning Opportunities																	
	Enhancing Food production																	
Timber and Biofuels Production	Timber Production																	
	Biofuels Production																	
	Wind Shelter																	

Source: Burnley GI Strategy 2013

Figure 5: Burnley Green Infrastructure Key Diagram



4.7 The Green Belt

National Planning Policy Background

4.7.1 The NPPF (para 79) states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.”

4.7.2 The NPPF sets out five purposes of the Green Belt:

- 1) To check the unrestricted sprawl of large built up areas;
- 2) To prevent neighbouring towns from merging into one another;
- 3) To safeguard the countryside from encroachment;
- 4) To preserve the setting and special character of historic towns; and
- 5) To assist urban regeneration by encouraging the recycling of derelict and other urban land.

4.7.3 The NPPF states that: “Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”.

The Borough's Green Belt

4.7.4 The Council recognises the important role of the Green Belt. It has been a very successful instrument in limiting urban sprawl, preventing the coalescence of settlements and encouraging the reuse of derelict and previously developed land in the urban areas. The general extent of the Green Belt in Lancashire was originally established in the North East Lancashire Structure Plan of 1979; and the boundaries in Burnley were first defined in the 1985 Burnley District Local Plan and have remained unchanged since. The borough currently has around 1,060 hectares of Green Belt, located in the northern and western parts of the borough.

4.7.5 NPPF requires that “Local planning authorities should positively seek opportunities to meet the development needs of their area” and that “Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or (ii) specific policies in this Framework indicate development should be restricted”.

4.7.6 Policy SP3 sets out the borough's Employment Land Requirement and identifies that there is insufficient land within the borough outwith the current Green Belt to accommodate the requirement.

4.7.7 The Council is therefore required to consider how this need can be met and whether there exist exceptional circumstances to justify an alteration of the existing Green Belt boundaries, including to accommodate this shortfall. The Council has undertaken a Green Belt Review to inform this decision.³⁶

4.7.8 Failing to allocate sufficient land for employment development within or close to the borough would have significant adverse consequences for inward investment and economic growth and the wider Plan Vision and Objectives; and could accelerate population decline, particularly amongst those of working age and/or encourage greater out-commuting. In accommodating their

³⁶ Burnley Green Belt Review 2016. LUC for Burnley Borough Council

own employment land requirements requirement, two of the Council's neighbours at Pendle and Hyndburn have already released Green Belt land.

4.7.9 The Green Belt Review considered, in respect of each parcel of Green Belt land:

- Whether any parcels no longer fulfilled Green Belt purposes and so could be removed from it?
- Whether land outside but adjacent to the current Green Belt should be included within it?
- The contribution the parcel makes to the purposes of the Green Belt in order that the impact of its release for development could be properly considered?

4.7.10 It is considered that overall, the Green Belt still fulfils its purpose and its general extent should be maintained.

4.7.11 An alteration is proposed to be made to its boundary to exclude an area of land which it is considered no longer fulfils green belt purposes. The site of the former Ridgewood School on March Street in Stoneyholme already has outline planning permission for residential development on the footprint of the former school and its particular circumstances in relation to other developments along Oswald Street over time have significantly altered its role in green belt terms. It is, therefore, proposed that this site be removed from the Green Belt.

- **To remove** - Former Ridgewood School, March Street, Stoneyholme (Parcel 30)

4.7.12 It is also considered that the shortfall of sites to meet the requirements for employment land do constitute the exceptional circumstances required to justify an alteration to the existing Green Belt boundaries.

4.7.13 Three Green Belt sites were looked at through the SHLAA process to meet the identified shortfall (as being suitable, available and achievable) and all fulfilled their Green Belt purposes and justified their inclusion within it. Two of these sites scored slightly lower than the third in the review i.e. land to the west of the Burnley Bridge Business Park and land to the south of Shuttleworth Mead. It is considered these could be released for development without undermining the overall integrity of the Green Belt, and that they could be developed in an acceptable manner addressing other Plan requirements. These sites would form extensions to particularly successful business parks and are located close to the M65 motorway and would provide for important and beneficial additions to the employment land portfolio.

4.7.14 It is therefore proposed that these two areas of land be allocated under Policy EMP1 for high quality employment development and, therefore, removed from the Green Belt, together with any land within the relevant parcel which as a result of the allocation would no longer fulfil its green belt purpose:

- **To remove** - Site EMP1/12: Burnley Bridge Extension (Parcel 24)
- **To remove** - Site EMP1/13: Shuttleworth Mead South (part of Parcel 3a)

4.7.15 Land at the Former William Blythe Site (HS1/3) has been granted planning permission for 202 dwellings. Part of this site is within the Green Belt and 'very special circumstances' have been demonstrated by the applicant in respect of this particular development scheme. However, the land in question is not proposed to be removed from the Green Belt at this time as there are not currently any 'exceptional circumstances' to warrant its removal as it currently fulfils its Green Belt purposes and there are sufficient sites outwith the Green Belt that could meet the identified housing requirement set out in Policy SP2. Should this planning permission be implemented, the

land developed for housing will be considered for removal from the Green Belt in any future Plan review.³⁷

Policy SP7: Protecting the Green Belt

- 1) The revised extent of the Green Belt is defined on the Policies Map.**
- 2) Within the Green Belt, planning permission will not be granted for 'inappropriate'³⁸ development. The construction of new buildings in the Green Belt is 'inappropriate' development. Exceptions to this are:**
 - a) buildings for agriculture and forestry;**
 - b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;**
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
 - e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or**
 - f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**
- 3) Within the Green Belt, certain other forms of development are also not 'inappropriate'³⁹ providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land with it. These are:**
 - a) mineral extraction;**
 - b) engineering operations;**
 - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;**
 - d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and**
 - e) development brought forward under a Community Right to Build Order.**
- 4) Development that is not 'inappropriate' will be judged in relation to the other policies of the Development Plan and any relevant Supplementary Planning Documents.**

³⁷ Also, if this permission is implemented prior to the adoption of this Local Plan the land would be removed from the Green Belt as development for housing would mean the site no longer fulfils the green belt purposes.

³⁸ See para 89 of NPPF

³⁹ See para 90 of NPPF

Policies in this Section:

HS1: Housing Allocations	HS6: Agricultural Worker's Dwellings
HS2: Affordable Housing Provision	HS7: Gypsy and Traveller Site Allocations
HS3: Housing Density and Mix	HS8: Gypsy and Traveller Site Criteria
HS4: Housing Developments	HS9: Gypsy and Traveller Site Occupancy Condition
HS5: House Extensions and Alterations	

5.1 Housing

National Policy Background

5.1.1 A core principle of the NPPF⁴⁰ is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, and respond positively to wider opportunities for growth.

5.1.2 The NPPF requires local authorities to boost significantly the supply of housing, and to:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- Identify a supply of specific, developable sites or broad locations, for years 6-10 and, where possible, for years 11-15;
- For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- Set out their own approach to housing density to reflect local circumstances.

The Requirement

5.1.3 Section 4 and Policy SP2 set out the target for new dwellings over the Plan period 2012-2032. Taking account of existing completions, the re-occupation of vacant homes, a windfall allowance and planning application commitments, it identifies a need to allocate sufficient land to deliver 2,482 new dwellings.

⁴⁰ Paragraph 17

Identifying the supply

Housing and Economic Land Availability Assessment 'SHLAA'

5.1.4 The NPPF (paragraph 159) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. Paragraph 161 encourages authorities to undertake assessments of land available for economic development at the same time as, or combined with the housing SHLAA.

5.1.5 The Burnley Strategic Housing and Economic Land Availability Assessment (SHLAA) June 2016 (being updated March 2017) is a combined assessment which assesses the amount of land available within the borough that is potentially available to meet the identified need and demand for new employment and housing development.

5.1.6 It indicates that over the plan period there is sufficient 'developable' land to provide approximately 3,260 new dwellings on a range of sites. Of these 3,282 could be accommodated on site of 0.4 hectares or larger.

5.1.7 Informed by the SHLAA, the housing target will be provided for in line with the Spatial Strategy identified in Policy SP4 through the allocation of vacant or underused previously-developed sites within the existing Tier 1 2 and 3 settlements (Burnley and Padiham, Hapton and Worsthorne) and through the allocation of new greenfield sites beyond but closely related to their current⁴¹ development boundaries.

Site Allocations

5.1.8 The sites identified in Policy HS1 below will provide sufficient sites to meet the identified residual requirement and provide a range of sites to meet the full, objectively assessed needs for market and affordable housing. A number of these sites would be suitable for C3 sheltered or C3 extra care housing or custom and self-build housing which would contribute towards meeting the requirement set out in Policy SP2.

Policy HS1: Housing Allocations

In order to meet the requirement of Policy SP2, the following sites, as identified on Policies Map, are allocated for housing development. (Site HS1/34 is allocated for a mixed use)				
Site Ref	Name	Greenfield/Brownfield	Site Area (Ha)	Indicative Number of Dwellings
HS1/1	Former Hameldon Schools Sites	Greenfield/Brownfield	10.10	250
HS1/2	Hollins Cross Farm	Greenfield	8.65	184
HS1/3	Former William Blythe Site	Brownfield	6.00	151
HS1/4	Land at Rossendale Road (housing)	Greenfield	7.52	188
HS1/5	Former Baxi Site (housing)	Brownfield	8.23	244
HS1/6	Lambert Howarth	Brownfield	2.99	100

⁴¹ Their current development boundaries are called the Urban Boundary in the 2006 Saved Local Plan

HS1/7	Ridge Wood	Greenfield	0.87	18
HS1/9	Red Lees Road, Cliviger	Greenfield	5.00	125
HS1/10	Higher Saxifield	Greenfield	5.17	120
HS1/11	Land at Burnley General Hospital	Brownfield	1.27	64
HS1/12	Former AIT Site	Brownfield	1.81	54
HS1/13	Peel Mill (housing)	Brownfield	2.02	94
HS1/14	Waterside Mill	Brownfield	2.76	86
HS1/15	Former Heckenhurst Reservoir	Brownfield	1.38	35
HS1/16	Tay Street	Brownfield	1.18	35
HS1/17	Former Gardner Site	Brownfield	1.43	43
HS1/18	Former Ridgewood High School	Greenfield/Brownfield	3.42	42
HS1/19	Coronation Avenue, Thompson Street	Greenfield/Brownfield	0.90	41
HS1/20	Gordon Street Mill	Greenfield/Brownfield	1.41	39
HS1/21	Livingstone Mill	Brownfield	0.95	38
HS1/23	Perserverance Mill, Padiham	Brownfield	1.18	56
HS1/24	Land NE of Sycamore Avenue	Brownfield	0.77	34
HS1/25	Ridge Avenue	Greenfield	1.46	24
HS1/26	Land adjacent 2 Queens Park Road	Greenfield	0.95	29
HS1/27	Former Dexter Paints	Brownfield	0.83	27
HS1/28	Land to rear of Bull and Butcher	Greenfield	0.95	24
HS1/29	Land at Oswald Street	Brownfield	0.60	20
HS1/30	Brampton House, 500 Colne Road	Greenfield/Brownfield	0.64	18
HS1/31	Land adjacent 250 Brownside Road	Greenfield/Brownfield	0.73	18
HS1/32	Clevelands Road (South)	Greenfield	0.42	13
HS1/34	George Street Mill (EMP1/11)	Brownfield	0.98	143
HS1/35	Lodge Mill, Barden Lane	Brownfield	2.32	35
HS1/36	Land West of Smithyfield Avenue ⁴²	Greenfield	1.72	30
HS1/37	Barden Mill, Barden Lane	Brownfield	0.85	37
HS1/38	Butchers Farm	Brownfield/Greenfield	1.17	24
	Total		88.63	2483
<p>Development on these sites will be acceptable in principle for housing development and will be required to be delivered in accordance with the following specific requirements together with the requirements of other relevant policies set out elsewhere in this Plan:</p>				

⁴² This site was part of Heckenhurst Reservoir HS1/15 at Preferred Options Stage

HS1/1 – Former Hameldon Schools Site	
Housing Delivery	The site is acceptable for around 250 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected, of which at least 50% should be detached; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the test set out in Policy SP4, as this site is in part a greenfield site; 3) Vehicular access should be provided from Kiddrow Lane with only an emergency (and cycle and pedestrian) access onto Scott Street; 4) Any necessary off-site highway improvement works agreed to be necessary must be carried out in accordance with a phasing plan to be agreed; 5) The existing playing pitches should be retained and/or replaced by equivalent or better provision in the locality, detailed proposals for which should be submitted with any planning application. Planning contributions may be required in accordance with Policy IC4; 6) A new equipped play area must be provided on site (see Policy HS4); 7) A footpath link should be maintained to the Sweet Clough Greenway; 8) The site forms part of the Lancashire Ecological Network for woodland and Protected Species have been recorded An ecological survey will be required to accompany any planning application which addresses these issues in accordance with Policy NE1; 9) A substantial area of multi-functional green infrastructure through the central area of the southern half of the site must be retained; 10) A small part of the site lies within Flood Zones 3a and 3b and further areas are at risk from surface water flooding. The layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment; and 11) The former Ivy Bank House to the south of the site has local archaeological interest and whilst this does not present an over-riding constraint on redevelopment suitable provision will need to be made for archaeological desk based assessment and field evaluation of the former Ivy Ban House to the south of the site consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) Lancashire County Council Highways has advised that it has concerns regarding additional traffic on Scott Street due to its poor access onto Padiham Road and would prefer access onto Kiddrow Lane which benefits from signalised access onto Padiham Road. Contributions are likely to be sought for off-site highway improvements including to the junction(s) onto Padiham Road. 2) The Green Spaces Strategy 2015 identifies a deficit of fixed equipment play areas in the neighbourhood. 3) The site includes three disused playing pitches. The Lancashire Ecological Network for Woodland identifies part of the site as being Stepping Stone habitat. 	

HS1/2 – Hollins Cross Farm	
Housing Delivery	The site is acceptable for around 184 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types, including a minimum of 40% 4+ bedroomed detached and 30% 3+ bedroomed detached or semi-detached houses will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the tests set out in Policy SP4 2) c) i <u>and</u> iii as this site is a greenfield site in the open countryside; 3) Vehicular access should be from a single point onto New Road. Contributions may be sought for off-site highway improvement work in the vicinity; 4) No vehicular access will be permitted from Woodplumpton Lane; 5) Protected Species have been recorded on the site which also includes Priority Habitat (lowland fen). An ecological survey will be required to accompany any planning application which addresses these issues in accordance with Policy NE1; 6) Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; and 7) The presence of known heritage assets (Medieval and earlier) within close proximity of the site would suggest some limited potential for unknown archaeology of local-regional significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development. 	
Supporting Information	
<ol style="list-style-type: none"> 1) This is a prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies SP4 and SP5 and lower density detached housing preferred not only to increase/ provide quality and choice, but lower density development would provide greater opportunity for landscaping, planting and minimising impact. 2) Lancashire County Council Highways has advised that access via Woodplumpton Lane would not be considered appropriate as there is no footway provision. 3) Contributions may be sought for off-site highway improvement works in the vicinity, both to Glen View Road and for traffic management works to the A646 and Manchester Road signal junction as development is likely to have cumulative impacts on this junction. 	

HS1/3 – Former William Blythe Site	
Housing Delivery	The site is acceptable for around 151 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected; 2) Vehicular access should be from a single point onto Manchester Road; 3) Appropriate landscaping and boundary treatment should include screening to the northern 	

and eastern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3;

- 4) Safe and convenient access for pedestrians and cyclist should be provided which connects to the canal towpath;
- 5) The site forms part of the Lancashire Ecological Networks for Woodland and Grassland. An ecological survey will be required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1; and
- 6) To the north of the site is a Scheduled Monument. The Monument should be preserved in situ and within and amenity for the housing site.

Supporting Information

- 1) Planning permission for residential development on a larger site for 202 dwellings has been approved (APP/2016/0021). 2) Part of the site is identified within the Lancashire Ecological Network for Grassland as a stepping stone habitat.
- 2) A significant area of the site is at high risk of surface water flooding. Any updated Site Specific Flood Risk Assessment required will need to address this issue to meet the requirements of Policies CC4 and CC5 of this Plan.
- 3) Archaeological significance does not present an over-riding constraint on redevelopment. Sensitive and well-designed development can make a significant contribution to the long term preservation and presentation of the Scheduled Monument.

HS1/4 – Land at Rossendale Road

Housing Delivery

The site is acceptable for around 188 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) A mix of dwelling types, including a minimum of 55% 3+ bedroomed detached and semi-detached houses will be expected;
- 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the tests set out in Policy SP4 2) c) i and iii as this site is a greenfield site in the open countryside;
- 3) Vehicular access should be from a single point onto Rossendale Road;
- 4) Appropriate traffic management systems will be required both at the site entrance and within the locality, for which contributions may be sought in accordance with Policy IC4;
- 5) Protected Species have been recorded on the site. An ecological survey will be required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1;
- 6) Appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape, along with roadside trees and shrubs adjacent to Rossendale Road. New planting on the site will need to accord with Policy NE3.; and
- 7) The presence of known heritage assets (Medieval and earlier) within close proximity of the site would suggest some limited potential for unknown archaeology of local-regional significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4 ; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting Information

- 1) This is prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies SP4 and SP5.
- 2) A listed Butter Cross base exists on the site and should be retained in situ and sensitively incorporated into the development scheme. Lancashire County Council Highway engineers have advised that vehicular access should be from Rossendale Road with appropriate sight lines and traffic management infrastructure; and have highlighted that the development could adversely impact on the local road network with increased congestion at the Rosegrove and the Manchester Road signal junctions. The Burnley-Pendle Growth Corridor programme has identified fully funded improvements to the Rosegrove junction to be undertaken by Lancashire County Council and Burnley Borough Council but further works may be required for which a contribution may be sought.
- 3) The Burnley Green Infrastructure Strategy identifies Rossendale Road as an area which would benefit from enhanced GI in terms of improving the aesthetics of the road and its surroundings. New tree planting would assist whilst also providing other beneficial actions including the trapping of air pollutants, the absorption of noise, providing shade from the sun and evaporative cooling opportunities.
- 4) There is potential to explore a combined access strategy in conjunction with Site 'HS1/28 – Land to rear of Bull and Butcher'.

HS1/5 – Former Baxi Site

Housing Delivery

The site is acceptable for around 244 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected; of which at least 50% should be detached;
- 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected in accordance with Policy SP4 2) c) i and ii, including to satisfy the Sequential and Exception Tests set out in the NPPG as the site lies partly within Flood Zones 2 and 3;
- 3) Over 60% of the site lies within Flood Zone 3a and a small percentage in Flood Zone 3b. Further areas of the site are at risk from surface water flooding. The layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment which indicates how flood risk can be adequately mitigated in order to pass the Exception Test as set out in the NPPF.
- 4) Contributions may be required towards the costs of a flood alleviation scheme for Padiham in accordance with Policy IC4;
- 5) The site forms part of the Lancashire Ecological Network for Grassland. An ecological survey will be required to accompany any planning application which addresses this issue in accordance with Policy NE1;
- 6) The southern part of the site adjoining the River Calder should be retained/developed as multi-functional green infrastructure to part of the Ecological Network with public access retained;
- 7) Whilst an access road could be accommodated within this area, alternative access must also be provided from one or more of the other available access points i.e. Grove Lane, Wyre Street and Lune Street; and

8) The site has local archaeological significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting Information

- 1) The site is within an area of low, medium and high risk of flooding, the majority of it lying within Flood Zone 3 with a small area (1% being within Flood Zone 3b – the functional flood plain). A Stage 2 SFRA has been prepared which confirms that the site can pass the Exception Test.
- 2) A site specific flood risk assessment will be required to support any planning application in line with Policy CC4 through which the development should be demonstrated to pass the Exception Test as set out in the NPPF and satisfy all other requirements of Policy CC4 and CC5.
- 3) United Utilities have advised that surface water is currently pumped to a local river and that no wastewater issues are expected as long as this arrangement is maintained.
- 4) The Lancashire Ecological Network for Grassland identifies part of the site as a stepping stone habitat.
- 5) There is a Tree Preservation Order in force adjacent the north eastern boundary of the site. These trees must be protected during the development's construction.
- 6) A culvert runs along the northern edge of the site.

HS1/6 – Lambert Howarth

Housing Delivery

The site is acceptable for around 100 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) **A mix of dwelling types including 2, 3 and 4 bed dwellings will be expected;**
- 2) **Vehicular access should be taken from Marlborough Street and Finsley Gate. The bridge that connects the two sites should be brought back into use, enabling pedestrians and cyclists to easily cross the site. A new pedestrian crossing should be provided on Finsley Gate. Contributions will be sought to facilitate this and the provision of improved pedestrian and cycle routes to Burnley town centre;**
- 3) **Development will be expected to positively address its waterfront location; create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding historic townscape; and be of high design integrity consistent with Policy SP5. Design and layout should contribute to an improved public realm consistent with the Weavers' Triangle Public Realm Strategy SPD; and**
- 4) **The site includes Finsley Gate Mill, a non-designated heritage asset. The significance of heritage assets, including their settings, within and adjacent to this site should be conserved and, where possible, enhanced consistent with Policy HE2 and HE3. Particular consideration should be given to the potential impact on the setting of the Canalside Conservation Area. The site is located on a Key Gateway into Burnley Town Centre. Development will be expected to reinforce the site's Key Gateway role consistent with Policy SP5.**

Supporting Information

- 1) Planning Permission has been granted for the redevelopment of the site.
- 2) Part of the site lies at a Key Gateway. The existing layout has a poor relationship to the

townscape and proposals should seek to address this. Proposals should also consider how the canal setting is best utilised.

- 3) Screening should be considered along Marlborough Street and Healey Wood Road due to adjacent industrial usages. Due to prior industrial usage, contamination surveys and remediation strategies should be completed for the whole site.
- 4) There is a Tree Preservation Order in force adjacent to the eastern boundary of the site. These trees must be protected during the development's construction.
- 5) Lancashire County Council Highways raised no objections to a previous planning application, subject to the following requirements being met:
 - pedestrian/cycle link between southern and northern parts of the site across existing bridge
 - pedestrian crossing on Finsley Gate
 - parking space is provided at relevant standard
 - lay-by parking at northern side of Marlborough Street
 - full travel plan
 - off-site improvement to pedestrian routes to town centre (S106 agreement);
 - traffic calming measures on Marlborough Street
 - measures relating to lighting, construction routing/access, wheel cleaning and provision of roadside structures

HS1/7 – Ridge Wood	
Housing Delivery	The site is acceptable for around 18 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected, of which at least 50% should be detached; 2) A scheme of the highest quality is expected which clearly and demonstrably contributes to increasing housing quality and choice across the borough; 3) A contaminated land survey and appropriate remediation strategy should be submitted to accompany and planning application in accordance with Policy NE5; 4) A majority of the trees on and adjoining the site should be retained in accordance with Policy NE4. Supplementary planting will be expected, including between this site and the adjacent site on HS1/26 – Land adjacent 2 Queen's Park Road; 5) The site forms part of the Lancashire Ecological Networks for Woodland and Grassland An ecological survey will be required to accompany any planning application which addresses this issue in accordance with Policy NE1; and 6) The site has local archaeological significance and suitable provision will need to be made for archaeological desk based assessment to establish the potential for surviving remains of Ridge End. Should there be significant probability of buried remains existing then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) This site is in Council ownership and is at the edge of a former quarry which is understood to have been used for tipping. It is understood that the quarry has been capped with 3m of clay soil. Preliminary site investigations have revealed that parts of the allocated site have been 	

'made up' Prior to any planning application being submitted, an appropriate Phase 1 Desktop Study and Phase 2 Remediation Strategy must be prepared.

2) The site forms part of the Lancashire Ecological Network for Woodland and Grassland and is identified as a stepping stone habitat and is currently accessible as open space forming part of a network in this area with a Biological Heritage Site to the north.

HS1/9 – Red Lees Road, Cliviger

Housing Delivery	The site is acceptable for around 125 dwellings.
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Additional and Site Specific Policy Requirements and Design Principles

- 1) **A mix of dwelling types, including a minimum of 40% 4+ bedroomed detached and 30% 3+ bedroomed detached or semi-detached houses will be expected;**
- 2) **A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the requirements of Policy SP4 2) c) i and iii and SP5, as this site is a greenfield site in the open countryside at a Key Gateway;**
- 3) **Protected Species have been recorded on the site. An ecological survey (including a breeding bird survey and survey of any South Pennines SPA qualifying species present) will be required to accompany any planning application which identifies and addresses these issues in accordance with the recommendation of the Council's Protected Species Survey and Policy NE1.**
- 4) **Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site should be in accordance with Policy NE3;**
- 5) **Vehicular access should be from a single point onto Red Lees Road; and**
- 6) **The presence of reported prehistoric finds and earthworks within close proximity of the site would suggest the site has significant potential for buried remains of local-regional significance to exist. Suitable provision will need to be made for archaeological assessment and evaluation of the site; and any further investigation or recording works that may be necessary as a consequence of development consistent with Policy HE4.**

Supporting Information

- 1) This is prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies SP4 and SP5 and lower density detached housing is preferred not only to provide/increase quality and choice, but the lower density offered would provide greater opportunity for landscaping, planting and minimising impact.
- 2) The site is close to a Key Gateway and development will need to address this in accordance with Policy SP5.
- 3) United Utilities has advised that surface water should be removed to a local watercourse if possible as there are no local surface water sewers to connect this development to.
- 4) United Utilities has advised that the foul sewer on Dyneley Avenue is already over hydraulic capacity and that future investment will be required to accommodate this development.
- 5) The south eastern part of the site lies within 250m of the Grade II Listed Higher Red Lees Farmhouse.

HS1/10 – Higher Saxifield	
Housing Delivery	The site is acceptable for around 120 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 55% 3+ bedroomed detached and semi-detached houses will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the tests set out in Policy SP4 2) c) i <u>and</u> iii as this site is a greenfield site in the open countryside; 3) The existing access from Standen Hall Drive is not considered suitable to serve the development and a new vehicular access will be required; 4) Contributions may be sought towards highway improvements in the locality in accordance with Policy IC4; 5) Protected Species have been recorded on the site which also includes Priority Habitat (neutral grassland). An ecological survey will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1; 6) Appropriate landscaping and boundary treatment should include screening to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; and 7) A desk based archaeological assessment will be required to support any planning application to indicate the potential for archaeology to be present on site. Depending on the result there may be a requirement for further archaeological investigation work in accordance with Policy HE4. 	
Supporting Information	
<ol style="list-style-type: none"> 1) The existing access from Standen Hall Drive is not considered suitable to serve the development and a new vehicular access will be required. It is understood that a property on Standen Hall Drive further to the west from the existing access is within the control of the landowner and could be demolished to accommodate a satisfactory new access to the site. 2) There is a Tree Preservation Order in force adjacent the southern boundary of the site. These trees must be protected during the development's construction. 	

HS1/11 – Land at Burnley General Hospital	
Housing Delivery	The site is acceptable for around 64 dwellings including C3 extra care or sheltered housing.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) Protected Species have been recorded on the site. An ecological survey will be required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1; 2) Contributions may be sought for off-site highway improvements in accordance with Policy IC4; 3) Any planning application must be accompanied by a comprehensive parking strategy/palm for the hospital site which demonstrate that the developed would create or exacerbate parking problems in the vicinity; and 	

<p>4) The site of the former Burnley Union Workhouse has local archaeological significance and suitable provision will need to be made for a programme of building assessment and appropriate recording as a consequence of redevelopment.</p>
<p>Supporting Information</p> <p>1) Lancashire County Council Highways Engineers have advised that there may be possible cumulative impacts on the capacity of Briercliffe Road junctions with Casterton Avenue and Duke Bar. They also highlight the potential to generate conflict with hospital traffic and affect the on-site parking provision for the hospital. Any loss of parking would increase offsite parking demand. Any internal estate roads would be targeted by hospital staff / visitors.</p>

<p>HS1/12 – Former AIT Site</p>	
<p>Housing Delivery</p>	<p>The site is acceptable for around 54 dwellings.</p>
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <p>1) A mix of dwelling types will be expected;</p> <p>2) The proposed scheme should respect the character of the area whilst also providing an opportunity to lower local densities and provide greater levels of private amenity space and off street parking; and</p> <p>3) The scheme should incorporate two storey dwellings and harmonising ‘feature plots’ enhanced with natural local stonework laid in a manner to match the existing housing in the area. Natural local stone should be used for principal elevations and/or boundary walls together with a limited pallet of other suitable harmonising materials.</p> <p>4) The site of the former mill, used for jet engine manufacture in WWII, has local archaeological significance and suitable provision will need to be made for archaeological desk based assessment to establish the potential for buried remains of the mills power systems or jet engine related features. Should there be significant probability of surviving buried remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.</p>	
<p>Supporting Information</p> <p>1) Planning Permission has been granted for the redevelopment of the site.</p> <p>2) The site requires remediation due to previous industrial usage, and updated contamination reports, ground gas assessments and remediation strategies are required. Specifically, the Phase II investigation report (dated June 2007 by Environ, submitted as part of APP/2010/0086) needs updating in line with current guidance (APP/2014/0145 officer report).</p> <p>3) A culvert runs along the eastern part of the site which contains an ordinary watercourse .</p>	

<p>HS1/13 – Peel Mill</p>	
<p>Housing Delivery</p>	<p>The site is acceptable for around 94 dwellings.</p>

<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) Noise mitigation measures and screening will be required to the south of the site bordering the M65; and 2) Vehicular access should be from Gannow Lane. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) Permission has been granted for 94 one and two bedroomed bungalows on the site and is now under construction in 2016/17. 2) As the site lies immediately adjacent to the M65, noise mitigation and screening measures will be required, including where necessary to impacted dwellings near to the immediately adjacent to the motorway. 3) Due to former industrial uses, contamination investigation and the appropriate remediation are necessary in line with Policy NE5. 4) APP/2012/0097 proposed access from Smallshaw Lane which LCC Highway Engineers had reservations about due to sight lines at the junction with Gannow Lane, including the effect of kerbside parking. A condition requiring access for Gannow Lane was recommended to resolve this. 	

<p>HS1/14 – Waterside Mill</p>	
<p>Housing Delivery</p>	<p>The site is acceptable for around 86 dwellings.</p>
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix dwelling types will be expected; 2) Sole access should be taken from Sycamore Avenue, with an emergency relief road incorporated to Langham Street for use in the event of flooding preventing access from Sycamore Avenue; 3) A small part of the north east of site lies within Flood Zones 3a and 3b. This area should be utilised as multi-functional green infrastructure, in order to fully meet the requirements of policies CC4 and CC5 of the Plan; and 4) Pedestrian access should be created between the canal and Sweet Clough Greenway, north of the site. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) Planning Permission has been granted for the redevelopment of this site 2) The north eastern part of the site is in Flood Zone 3 (3a and 3b). This space should be utilised as multi-functional green infrastructure, including to satisfy the Exception Test set out in the NPPF. 3) Access should be taken from Sycamore Avenue and not Langham Street due to concerns over traffic and congestion. However, an emergency relief road between the site and Langham Street would be acceptable, to be utilised if the eastern part of the site is subject to flooding. 4) Due to previous industrial uses the site will require appropriate remediation in accordance with Policy NE5. 5) Pedestrian access between the site and the park to the north, as well as the canal to the south, is encouraged. 6) Trees may need to be removed on Sycamore Avenue to aid visibility at the junction. A 	

landscaping scheme should be submitted which includes replacement provision and considers the treatment to the canalside boundary in accordance with Policies NE3 and NE4.

HS1/15 – Former Heckenhurst Reservoir	
Housing Delivery	The site is acceptable for around 35 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected; 2) Appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; 3) Contributions towards off-site highways improvements may be required in line with Policy IC4; 4) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5; 5) Development proposals should retain the existing wall around the former reservoir; and 6) Protected Species have been recorded on the site. An ecological survey will be required to accompany any planning application which identifies any Protected Species and South Pennines SPA qualifying species present and addresses these issues in accordance with Policy NE1. 	
Supporting Information	
<ol style="list-style-type: none"> 1) This is brownfield site in the open countryside. A high quality scheme is expected in line with Policies SP5 and lower density housing is preferred not only to provide quality and choice, but to provide a greater opportunity for landscaping, planting and minimising impacts. 2) Lancashire County Council Highways Engineers have advised that access to nearby Worsthorne is restricted to three routes, two of which are single track in places with 60mph (derestricted) speed limit. The third route is via Brownsie Road which has a length over which traffic is restricted to one way working at two locations due to parked cars where residents have no alternative parking facilities. During the Plan Period improvements to the roundabout at the Junction of Brownsie Road and Brunshaw Road will be necessary to mitigate against the increase in traffic flows. Contributions may be sought for these improvements. 3) The site is partly located on a historic landfill site 4) The site lies approx. 400m to the west of the Grade II Listed Rowley Hall and Farmhouse. 	

HS1/16 – Tay Street	
Housing Delivery	The site is acceptable for around 35 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of 2 and 3 bed dwellings will be expected; 2) Access should be taken from Tay Street and Accrington Road. No vehicular access will be 	

<p>permitted onto Hameldon Approach. Improvements will be needed to the junction of Accrington Road and Nairne Street towards which contribution may be sought in line with Policy IC4;</p> <p>3) Screening and noise mitigation measures should be incorporated to the north of the site, which lies adjacent to a busy road and a railway. Screening should also be considered between the site and the existing Sure Start centre; and</p> <p>4) The existing play area at the east end of the site should be retained and a wider landscaping scheme submitted showing the retention and enhancement of further open space in this area.</p>
<p>Supporting Information</p> <p>1) Planning Permission has been granted for residential development.</p> <p>2) Lancashire County Council Highways has advised that no vehicular access onto Hameldon Approach would be permitted. There are some concerns about parking along Tay Street, especially as the school and Sure Start centre are located here, and the impact of the site on this should be considered. Improvements will be needed to the junction at Accrington Road and Nairne Street.</p> <p>3) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5.</p>

HS1/17 – Former Gardner Site	
Housing Delivery	The site is acceptable for around 43 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <p>1) A mix of dwelling types will be expected;</p> <p>2) Access should be taken from Hargher Street and not the current site access at Bruce Street;</p> <p>3) A significant area of the site is at risk of surface water flooding. The layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment;</p> <p>4) A bat survey will be required as recommended by the Council's Protected Species Survey; and</p> <p>5) The site of the former mill, used for jet engine manufacture in WWII, has local archaeological significance and suitable provision will need to be made for archaeological desk based assessment to establish the potential for buried remains of the mills power systems or jet engine related features. Should there be significant probability of surviving buried remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.</p>	
<p>Supporting Information</p> <p>1) Culverts run through the east of the site which contains an ordinary watercourse.</p> <p>2) The site is thought to be heavily contaminated, and investigations and relevant remediation measures will be required in accordance with Policy NE5.</p> <p>3) Consideration should be given to how development impacts on and can integrate with existing housing and bungalows to the south of the site. There is an opportunity to open the</p>	

site up, and include through routes for pedestrians and cyclists and other green infrastructure.

HS1/18 – Former Ridgewood High School	
Housing Delivery	The site is acceptable for around 42 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types will be expected; 2) Access should be taken from Folds Street; 3) Screening and noise mitigation measures should be considered, as the site lies adjacent to the M65 to the west, Stoneyholme Community Primary School to the north-east, and a nursery school to the south; and 4) The existing playing pitches should be retained and/or replaced by equivalent or better provision in the locality, details of which should be submitted with any planning application. Planning contributions may be required in accordance with Policy IC4; and 5) Contributions for off-site highway and junction improvements in accordance with policy IC4 may be sought to address any adverse impact on existing traffic flows onto Brougham Street. 	
Supporting Information	
<ol style="list-style-type: none"> 1) Outline planning permission has been granted for residential development (APP/2016/0372). This approval reflects the site's location at that time within the Green Belt. The site is proposed to be removed from the Green Belt (See Policy SP7). 2) The eastern part of the site lies immediately adjacent Locally Listed Old Hall Farm. 3) The site is adjacent to the M65 to the west, Stoneyholme Primary School to the north-east, and a nursery school to the south and so screening and noise mitigation measures should be considered. 4) Investigations into any on site contamination and appropriate remediation will also be required in accordance with Policy NE5. 	

HS1/19 – Coronation Avenue, Thompson Street	
Housing Delivery	The site is acceptable for around 41 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types will be expected; 2) Access should be taken from the existing cul-de-sac, Coronation Avenue; and 3) The site forms part of the Lancashire Ecological Network for Grassland. An ecological survey will required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1. This should include a bat survey as a bat roost has been recorded on site. 	
Supporting Information	
<ol style="list-style-type: none"> 1) An electricity pylon and substation lie immediately to the south of the site. 	

HS1/20 – Gordon Street Mill	
Housing Delivery	The site is acceptable for around 39 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the test set out in Policy SP4 as this site is partly a greenfield site adjacent to a Conservation Area; 3) The site includes a pond (Priority Habitat) and is considered to have the potential to house bats. An ecological survey (including breeding bird survey and survey of any South Pennines SPA qualifying species present) will required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1; 4) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5; 5) Appropriate landscaping and boundary treatment should include screening to the northern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; 6) Contributions towards off-site highways improvements may be required in line with Policy IC4; and 7) The site has local archaeological significance and suitable provision will need to be made for a programme of building assessment and appropriate recording as a consequence of redevelopment. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) This is partly a greenfield site in the open countryside to the north of Worsthorne Conservation Area and development will have an impact on the local landscape and on the setting of the Conservation Area. A scheme of the highest quality is expected in line with Policies SP4 and SP5 and Policy HE2. 2) Any potential impacts on the South Pennines Moors SAC/SPA/SSSI would need to be considered in accordance with Policy NE1. 3) Lancashire County Council Highways Engineers have advised that access to Worsthorne is restricted to three routes, two of which are single track in places with 60mph (derestricted) speed limit. The third route is via Brownside Road which has a length over which traffic is restricted to one way working at two locations due to parked cars where residents have no alternative parking facilities. During the Plan Period improvements to the roundabout at the Junction of Brownside Road and Brunshaw Road will be necessary to mitigate against the increase in traffic flows. Contributions may be sought these improvements. 	

HS1/21 – Livingstone Mill	
Housing Delivery	The site is acceptable for around 38 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) A mix of dwelling types including larger detached and semi-detached homes will be expected;
- 2) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5; and
- 3) Proposals for the site should address its waterfront setting in accordance with Policy SP5.

Supporting Information

- 1) Full planning permission was granted in under APP/2012/0089 for 12 dwellings on the southern part of the site and Reserved Matters consent under 2012/0089 for a further 26 dwellings on the site, which included 5 & 6 bed dwellings. The site is constrained by a slightly unusual shape, and is bounded by the canal to the west. Proposals should seek to utilise and enhance its canal setting. Street frontages should also respect the existing character of the surrounding area.
- 2) The planning permission proposed that access be taken from the corner of Elm Street and Cameron Street, to form a crossroad junction.

HS1/23 – Perseverance Mill, Padiham

Housing Delivery

The site is acceptable for around 56 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) A mix of dwelling types including will be expected.

Supporting Information

- 1) The mill on the site has been demolished in preparation for redevelopment. However, progress has stalled, and the site has been left in a derelict state, with large piles of rubble remaining. A planning application has been submitted for the development of 56 dwellings (APP/2016/0510).
- 2) Currently an informal one way system exists underneath the railway bridge on Dryden Street, which functions as a through route. LCC Highway engineers have advised that this may need to be formalised with traffic signals to deal with increased traffic flows; and that a culvert runs under the western portion of the site which may restrict the siting of suitable access.
- 3) The site lies largely in Flood Zone 2, with a smaller area within Flood Zone 1 and a small percentage on the north western boundary lying in Flood Zone 3. Extensive areas of the site are at significant risk of surface water flooding. A site specific flood risk assessment will be required to support any planning application in line with Policy CC4 through which the development should be demonstrated to pass the Exception Test as set out in the NPPF and satisfy all other requirements of Policy CC4 and CC5.
- 4) As a former industrial site, contamination investigations and the appropriate remediation will be required in accordance with Policy NE5.
- 5) The site is well located in relation to Padiham town centre, and there is a good pedestrian and cycle link via the nearby Padiham Greenway.

HS1/24 – Land NE of Sycamore Avenue	
Housing Delivery	The site is acceptable for around 34 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling sizes will be expected; and 2) A bat survey will be required as recommended by the Council's Protected Species survey 2017. 	
Supporting Information	
<ol style="list-style-type: none"> 1) Planning permission on this site had been granted and the area to the east developed but has now lapsed for this remaining part of the site. 2) Access is anticipated to be taken from Sycamore Avenue and could provide a link to recent development to the north of the site, as was originally intended. 3) The site was formerly a textile and dye works and contamination investigations and remediation should be carried out in accordance with Policy NE5. 4) Extensive areas of the site are at significant risk of surface water flooding. The layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. 	

HS1/25 – Ridge Avenue	
Housing Delivery	The site is acceptable for around 24 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the requirements of Policy SP4 as this site is a greenfield site; 3) Vehicular access should be from Ridge Avenue; 4) The site forms part of the Lancashire Ecological Network for Woodland and forms part of a stepping stone habitat within the Woodland Network. It is also adjacent to a Stepping Stone habitat within the Grassland Network An ecological survey will required to accompany any planning application which addresses this issue in accordance with Policy NE1; 5) Off-site replacement tree planting together with compensatory open space improvement will be required for which contributions may be sought under Policy IC4 and 5; 6) An area of the existing tree planting on the northwest edge of the site should be retained as a buffer possibly within the gardens of the new dwellings; and a larger area at the south eastern edge of around 50 metres should be retained as woodland with public access to allow a future link to Brun Valley Park; and 7) The trees along Ridge Avenue should be retained and protected during the development's construction. 	
Supporting Information	
<ol style="list-style-type: none"> 1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5. 	

- 2) Lancashire County Council Highways engineers have advised that any parking on Ridge Avenue resulting from the development would restrict the movement of through traffic and that the site should have rear servicing for the frontage properties or a localised carriageway widening (lay-by) to accommodate any parked vehicles out of the running lanes. (Widening of the carriageway is not supported if this includes a loss of avenue trees - see 7 above)
- 3) The Environment Agency has advised that contamination could be present due to proximity to a former landfill site. Investigation and appropriate remediation may be required in accordance with Policy NE5.
- 4) The site lies close to Brun Valley Forest Park.
- 5) The site was planted with trees as part of a Forest of Burnley project for the millennium and is an accessible woodland and the loss of the greater part of this community facility should be compensated for by improved access to nature elsewhere in the locality.

HS1/26 – Land adjacent to 2 Queens Park Road	
Housing Delivery	The site is acceptable for around 29 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of dwelling types will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the requirements of Policy SP4 as this site is a greenfield site; 3) Vehicular access should be from Ridge Avenue; 4) The trees on Ridge Avenue should be retained and protected during the development's construction; 5) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5; and 6) Protected Species have been recorded on the site. An ecological survey will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1. 	
Supporting Information	
<ol style="list-style-type: none"> 1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5. 2) The site is 60 metres east of a Registered Park and Garden and lies adjacent to Brun Valley Forest Park. Development is unlikely to impact on setting but needs to be considered. The site is visually prominent and consideration should be given as to how best to integrate it into the existing townscape. 3) To its northern edge, the site is adjacent to Stepping Stone Habitats for the Woodland and Grassland Ecological Networks. 4) The site can be accessed from Ridge Avenue. 	

HS1/27 – Former Dexter Paints	
Housing Delivery	The site is acceptable for around 27 dwellings.

<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) Vehicular access should be taken from Saltburn Street only, with the existing site access from Gannow Lane permanently closed; 2) Screening and noise mitigation measures are required in order to lessen the impact of noise from adjacent industrial uses to the east of the site; and 3) Proposals should address the site's waterfront location in accordance with Policy SP5. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) Planning Permission has been granted for the redevelopment of this site. 2) Screening and noise mitigation measures to lessen the impact of noise from the adjacent industrial uses is required. Distance should be maintained between existing industrial uses to the east of the site. 3) Access should be taken from Saltburn Street. 4) The site will require contamination investigation and remediation due to previous industrial usage in accordance with Policy NE5. 5) The following conditions were attached to the current planning permission: The existing access to the site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access; The new estate roads including the access into the site from Saltburn Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base-course level before any construction works take place within the site. 	

<p>HS1/28 – Land to rear of Bull and Butcher</p>	
<p>Housing Delivery</p>	<p>The site is acceptable for around 24 dwellings.</p>
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 60% 3+bedroomed detached or semi-detached will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the requirements of Policy SP4 2) c) i and iii and SP5, as this site is a greenfield site in the open countryside close to a Key Gateway; 3) Vehicular access should be from a single point onto Manchester Road; 4) Protected species have been recorded on the site. An ecological survey will be required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1; and 5) Appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) There is potential to explore a combined access strategy in conjunction with Site HS1/4 – Land at Rossendale Road. 	

- 2) The site is close to a Key Gateway and development will need to address this in accordance with Policy SP5.
- 3) Contributions may be sought for off-site highway improvement work in the vicinity as development could have cumulative impacts on Manchester Road and Rosegrove signal junctions.

HS1/29 – Land at Oswald Street

Housing Delivery	The site is acceptable for around 20 dwellings.
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- Additional and Site Specific Policy Requirements and Design Principles**
- 1) A mix of dwelling types will be expected;
 - 2) Access should be taken from Oswald Street;
 - 3) The site lies adjacent to a Biological Heritage Site. Any development would need to comply with the requirements of Policy NE1;
 - 4) The site forms part of the Lancashire Ecological Network for Woodland and Grassland and protected species have been recorded on the site. An ecological survey will required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1 and
 - 5) Contributions for off-site highway and junction improvements in accordance with Policy IC4 may be sought to address any adverse impact on existing traffic flows onto Brougham Street.

Supporting Information

- 1) Lancashire County Council highways engineers have commented that there are limited access opportunities due to the existing road layout. All access is via Brougham Street and Daneshouse Road. Any large scale development of the sites in this area will impact on the safety of users of these two roads which already has a poor accident record and reports of anti-social activities.
- 2) The site lies immediately adjacent to the Locally Listed Old Hall Farm. Any development would need to assess the requirements of Policy HE3.
- 3) There has also been recent housing development to the south, and how these two sites relate to each other and integrate will need to be considered.
- 4) This is the site of a former coal yard, and land contamination levels will need investigating and remediating. The railway passes to the east, and consideration should be given to visual and acoustic screening in accordance with Policy NE5.

HS1/30 – Brampton House, 500 Colne Road

Housing Delivery	The site is acceptable for around 18 dwellings.
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<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) The development should utilise the existing access from Colne Road; 2) A scheme of the highest quality will be expected, including to satisfy the requirements of Policy SP4 as this site is partly a greenfield site; 3) The existing trees should be retained in accordance with Policy NE4. 4) The site is located on a Key Gateway. Development will be expected to reinforce the sites Key Gateway role consistent with Policy SP5; and. 5) Extensive areas of the site are at risk from surface water flooding. Although the site is located within Flood Zone 1 and is less than 1 hectare in size, any future planning applications (reserved matters or outline) should be supported by a site specific Flood Risk Assessment to demonstrate how this issues will be addressed in line with Policy CC5. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) This is partially a greenfield site at a Key Gateway and a scheme of the highest quality is expected in line with Policies SP4 and SP5. 2) Outline permission (APP/2014/0410) has been granted for the erection of 18 dwellings, comprising two 8-bedroom houses, two 4-bedroom maisonettes, four 3-bedroom maisonettes, four 2-bedroom apartments and six detached mews houses. 3) A number of trees towards the southern boundary of the site are protected by Tree Preservation Orders and must be retained and protected during the development's construction. 	

<p>HS1/31 – Land adjacent 250 Brownside Road</p>	
<p>Housing Delivery</p>	<p>The site is acceptable for around 18 dwellings.</p>
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types will be expected; 2) A scheme of the highest quality will be expected, including to satisfy the requirements of Policy SP4 as this site is partly a greenfield in the open countryside; 3) Protected Species have been recorded on the site. An ecological survey (including breeding bird survey and survey of any South Pennines SPA qualifying species present) will be required to accompany any planning application in accordance with the recommendation of the Council's Protected Species survey which identifies and addresses this issue in accordance with Policy NE1. 4) Appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3; 5) Vehicular access should be from a single point onto Brownside Road, taking into account the need to ensure sightlines are not compromised; and 6) Contributions towards off-site highways improvements may be required in line with Policy IC4. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) The site is within the setting of Worsthorne Conservation Area and development proposals must satisfy the requirements of Policy HE2. 	

- 2) Contamination: The site is partly within Source Protection Zone 2 which is designated to protect groundwater supplies and as such any foul drainage will require connection to the main sewer.
- 3) Lancashire County Council Highways Engineers have advised that there are possible sightline issues onto Brownside Road due to the horizontal alignment of the highway. The site is close to the village centre and the possibility of improving pedestrian links by utilising and improving the local public rights of way network should be explored. They have also advised that access to Worsthorne is restricted to three routes, two of which are single track in places with 60mph (derestricted) speed limit. The third route is via Brownside Road which has a length over which traffic is restricted to one way working at two locations due to parked cars where residents have no alternative parking facilities. During the Plan Period improvements to the roundabout at the Junction of Brownside Road and Brunshaw Road will be necessary to mitigate against the increase in traffic flows. Contributions may be sought for these improvements.
- 4) Any potential impacts on the South Pennines Moors SAC/SPA/SSSI would need to be considered in accordance with Policy NE1.

HS1/32 – Clevelands Road (South)	
Housing Delivery	The site is acceptable for around 13 dwellings.
Additional and Site Specific Policy Requirements and Design Principles	
<ol style="list-style-type: none"> 1) A mix of 2 and 3 bedroomed dwellings will be expected; 2) This is a greenfield site and a scheme of the highest quality is required in line with Policies SP4 and SP5; 3) In accordance with Policy NE4 an arboricultural survey will be required and a detailed landscaping scheme prepared showing a majority of the trees on and adjoining the site including to the road frontage retained and protected during the site's construction and any trees accepted to be lost will need to be compensated for by new planting within or adjoining the site; 4) Land contamination investigation and the relevant remediation will be required in accordance with Policy NE5; 5) The site includes Priority Habitat (deciduous woodland and an ecological survey will be required to accompany any planning application which identifies and addresses this issue in accordance with Policy NE1.; and 6) Development proposals should include improvements to footpath links to Healey Heights. 	
Supporting Information	
This is a greenfield site and a scheme of the highest quality is expected in line with Policies SP4 and SP5.).	

HS1/34 and EMP1/11 George Street Mill – See EMP1/11	
Housing Delivery	The estimated number of houses for this site, as part of a mixed use development, is 143.

HS1/35 – Former Lodge Mill, Barden Lane	
Housing Delivery	The site is acceptable for around 35 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwellings types will be expected; 2) Contributions towards off-site highways improvements may be required in line with Policy IC4 to mitigate road safety concerns on Barden Lane between the railway bridge and the canal bridge or to bring Heald Road up to a suitable standard; 3) The site is adjacent to a Biological Heritage Site (Leeds Liverpool Canal) The southern part of the site is wooded and forms part of the Lancashire Ecological Network for Woodland (Stepping Stone habitat). An ecological survey will required to accompany any planning application which addresses these issues in accordance with Policy NE1; and 4) Archaeological evaluation is required to assess the survival and significance of any remains from past industrial use. Should there be significant probability of surviving buried remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development. 	
<p>Supporting Information</p> <ol style="list-style-type: none"> 1) In responding to planning application APP/2014/0031 on the adjacent Barden Mill site, Lancashire County Council Highway Engineers raised road safety concerns on this part of Barden Lane between the railway bridge and the canal bridge. 2) Alternative and/or secondary access may be possible from Heald Road. 	

HS1/36 – Land West of Smithyfield Avenue	
Housing Delivery	The site is acceptable for around 30 dwellings.
<p>Additional and Site Specific Policy Requirements and Design Principles</p> <ol style="list-style-type: none"> 1) A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected; 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the requirements of Policy SP4 2) c) i <u>and</u> iii and SP5, as this site is a greenfield site in the open countryside; 3) An ecological survey will required to accompany any planning application which identifies any Protected Species and South Pennines SPA qualifying species present and addresses in accordance with Policy NE1; 4) Appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3.; and 5) Contributions towards off-site highways improvements may be required in line with Policy IC4. 	

Supporting Information

- 1) This is a greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies SP4 and SP5 and lower density housing is preferred not only to provide quality and choice, but to provide a greater opportunity for landscaping, planting and minimising impacts.
- 2) Lancashire County Council Highways Engineers have advised that access to nearby Worsthorne is restricted to three routes, two of which are single track in places with 60mph (derestricted) speed limit. The third route is via Brownside Road which has a length over which traffic is restricted to one way working at two locations due to parked cars where residents have no alternative parking facilities. During the Plan Period improvements to the roundabout at the Junction of Brownside Road and Brunshaw Road will be necessary to mitigate against the increase in traffic flows. Contributions may be sought for these improvements.
- 3) The site lies approx. 400m to the west of the Grade II Listed Rowley Hall and Farmhouse.

HS1/37 – Barden Mill, Barden Lane

Housing Delivery

The site is acceptable for around 37 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) **A mix of dwellings will be expected; and**
- 2) **Contributions towards off-site highways improvements will be required in line with Policy IC4 to mitigate road safety concerns on Barden Lane between the railway bridge and the canal bridge.**

Supporting Information

- 1) Planning permission has been granted for 37 dwellings (APP/2014/0031).
- 2) In responding to the above planning application, Lancashire County Council Highway Engineers raised road safety concerns on this part of Barden Lane between the railway bridge and the canal bridge. Contributions towards off-site highways improvements will be required in line with Policy IC4 to mitigate road safety concerns on Barden Lane between the railway bridge and the canal bridge.
- 3) Development needs to address the site's canalside location in accordance with Policy SP5 2) c).
- 4) The site is adjacent to a Biological Heritage Site (Leeds Liverpool Canal) and the development scheme should address this issue in accordance with Policy NE1.

HS1/38 – Butchers Farm

Housing Delivery

The site is acceptable for up to 24 dwellings.

Additional and Site Specific Policy Requirements and Design Principles

- 1) A mix of dwelling types, including a minimum of 60% 3+ bedrooed detached and semi-detached houses will be expected;
- 2) A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected, including to satisfy the test set out in Policy SP4, as this site is in part a greenfield site;
- 3) Protected Species have been recorded on the site. An ecological survey (including breeding bird survey and survey of South Pennines SPA qualifying species present) will be required to accompany any future outline or full planning application which identifies and addresses these issues in accordance with Policy NE1;
- 4) Appropriate landscaping and boundary treatment should include screening to the southern and western boundary to reduce the impact on the wider landscape. New planting on the site will need to accord with Policy NE3;
- 5) Contributions towards off-site highways improvements may be required in line with Policy IC4; and
- 6) Archaeological evaluation will be required to accompany any future outline or full planning application in order to establish the presence of any archaeological remains relating to the early farm and barn sites. If intact early buildings are found these should preferably be preserved in situ, but buried remains of this date may be managed by further excavation and recording.

Supporting Information

- 1) Outline Planning Permission has been granted for residential development for up to 24 dwellings (APP/2016/0417).
- 2) Lancashire County Council Highways Engineers have advised that access to Worsthorne is restricted to three routes, two of which are single track in places with 60mph (derestricted) speed limit. The third route is via Brownside Road which has a length over which traffic is restricted to one way working at two locations due to parked cars where residents have no alternative parking facilities. During the Plan Period improvements to the roundabout at the Junction of Brownside Road and Brunshaw Road will be necessary to mitigate against the increase in traffic flows. Contributions may be required towards these improvements.

Affordable Housing

Affordable Housing Need

5.1.9 The NPPF requires Local Plans to meet their full, objectively assessed needs for affordable housing where this is consistent with the other policies set out. Affordable housing in this context is specifically defined in the NPPF (see glossary) and differs from low cost that may or may be affordable to individual households.

5.1.10 The 2016 SHMA assesses the overall need for affordable housing and the specific tenure (social rent, affordable rent and intermediate housing). The SHMA concludes that need for affordable housing amounts to **52** dwellings per annum over the plan period.

5.1.11 Even for those who can apparently afford to meet their own needs and do not in theory require affordable housing, and for whom there is a plentiful supply of cheap market housing to buy or rent in the borough; the quality of some of the older private sector stock at the lower end of

the market (both to rent and buy) is poor and can present challenges for those on low or modest incomes e.g. in respect of fuel bills and repair costs. Post-recession restrictions on mortgage lending to those on low or modest incomes and to the self-employed means that many households who could afford to buy are actually unable to do.

Affordable Housing Provision

5.1.12 The Council is committed to the replacement, and where possible, the addition to the affordable housing stock and there are a number of ways this can be achieved.

5.1.13 The NPPF states that Local Plan policies should be set to meet affordable housing need on sites that are being developed for market housing, unless off-site provision or a financial contribution of broadly equivalent value can be justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The NPPF assumes a need for affordable housing has been demonstrated and that sites are generally viable and sufficiently profitable to enable developers to provide affordable housing in addition to market housing. This is not necessarily the case in Burnley.

5.1.14 This NPPF approach of requiring private sector developers to provide a proportion of affordable housing on site, normally through a partnership with a registered provider, has been successful in Burnley in a number of cases in the inner urban areas, but has generally required public sector subsidy.

5.1.15 An alternative successful approach for the delivery of affordable housing in Burnley has been to work directly with Registered Providers to build houses on sites made available by the Council from its landholdings, or through compulsory purchase.

5.1.16 Due principally to viability considerations, the approach of requiring developers to contribute monies through a section 106 agreement for off-site provision by a registered provider has rarely been successful.

5.1.17 Affordable housing can also be acquired by registered providers to be upgraded or adapted e.g. to create larger family units, and this method of provision has made a significant contribution to affordable housing delivery in the borough in recent years.

5.1.18 The 2016 SHMA suggests a split by tenure of: 80% Affordable Rent or Social Rent and 20% intermediate tenure. The recommendation on split by type and size are discussed in HS3.

Starter Homes

5.1.19 Starter Homes are not currently defined as Affordable Housing. The Government's new 'Starter Homes' were introduced in the Housing and Planning Act of May 2016, although the relevant provisions of the act are not yet in force. The government also consulted on proposals for implementation of the Act's provisions in March 2016. The intention was for a statutory minimum of requirement of 20% of units on sites of 10 units or more (subject to some exceptions) and these would be on site or off site through commuted sums in lieu where developers preferred. Starter Homes are homes for first time buyers to buy at a 20% discounted rate.

5.1.20 In December 2015 the government also consulted on changes to national planning policy to amend the current definition of affordable housing to include Starter Homes. This intention was confirmed the Housing White Paper of February 2017. The White Paper also sets out some other changes to the definitions of affordable housing for consultation.

5.1.21 The White Paper states that the government will not pursue the previously proposed statutory requirement for starter homes at the present time but it is now consulting on proposals to change national policy so that regardless of any viability consideration or other planning considerations, 10% of homes on all housing schemes over 10 dwellings should be affordable (either on or off-site through commuted sums in lieu of on-site provision where 'robustly justified'). Whilst the Council's Local Plan Viability Study concluded that starter home provision in lieu of more traditional types of affordable housing would generally aid viability, this could still be an issue on brownfield sites. The rigid approach proposed would be of great concern and could be at odds both with efforts to prioritising the development of brownfield sites and efforts to ensure the delivery of modern adaptable affordable homes to rent. Whilst the new approach would not specify the type of affordable housing that makes up the 10%, in Burnley, in most cases, starter home provision would preclude the delivery of affordable housing to rent or part rent/part buy.

5.1.22 Policy HS2 clauses 1) and 2) are sufficiently flexible to apply with or without the currently planned or the further proposed change in the definition of affordable housing. Clause 3) would however need to be amended or removed.⁴³

5.1.23 Policy HS2 allows for the affordable and starter home provision to be waived/varied and this is consistent with current national policy as the Government's intention for a minimum of 10% is still subject to consultation. If the Government's intention is confirmed as national policy, the Council will argue through the Plan Examination that Burnley's circumstances are such that greater flexibility is required in term of requirements, percentages and types.

Policy HS2: Affordable Housing Provision

- 1) The Council will work with public and private sector partners to seek to ensure that there is a sufficient supply of good quality affordable housing, particularly in the areas of highest need by:**
 - a) Supporting and facilitating the acquisition and adaptation of existing housing by registered providers;**
 - b) Working proactively with registered providers to identify sites and deliver schemes to provide affordable housing; and**
 - c) Requiring the provision of affordable housing through all housing developments of over 10 units, unless the applicant can demonstrate that a site, which would otherwise be supported by the policies in the Plan and meets the requirements of Policies SP4 and SP5, would be unviable. The exact amount of financial contribution/number and tenure of affordable units will be determined by economic viability having regard to individual site and market conditions. Any affordable housing required should be provided:
 - i) on-site where this can be achieved without compromising other important policy considerations: or**
 - ii) off site where on site provision is not required under i).****
- 2) All new affordable housing should be designed to minimise indications of its tenure in**

⁴³ If this amendment is made before the Plan examination is complete the Council would be minded to removing clause c) as the new types of affordable housing including starter homes/ affordable private rent are unlikely to have been tested sufficiently to become an immediate policy requirement in terms of a prescribed tenure split. This is likely to adversely affect delivery of affordable homes to rent and part/rent part buy.

order to facilitate inclusive communities.

3) Where affordable housing is being delivered, the Council will seek to ensure an appropriate tenure mix using the following percentages as a guide (and sizes and types as set out in Policy HS3).

- **Affordable Rent or Social Rent: 80%**
- **Intermediate tenure: 20%**

Housing Density and Mix

5.1.24 As set out in Section 2, Burnley has a high proportion of high density terraced housing stock, reflecting its industrial past.

5.1.25 If the Local Plan's vision and objectives are to be achieved, increasing the quality and choice of the housing stock to meet both needs and the aspirations and to attract people to live and work in the borough, as well as to retain existing residents, is essential.

Housing Density

5.1.26 Paragraph 47 of the NPPF indicates that local planning authorities should set out their own approach to housing density to reflect local circumstances.

5.1.27 Burnley has an oversupply of high density housing, with some inner urban areas having concentrations of dwellings at a density of 100 dwellings per hectare. These are predominantly low rise 'street' terraces. Whilst high density development makes efficient use of land and can, therefore, limit encroachment both into the countryside and onto greenfield sites, as well as contributing to good quality and varied urban design, they do not always provide appropriate environments to suit all residents, especially those who wish to have a garden or convenient access and parking.

5.1.28 Past clearance of selected areas of high density 2-bedroom terraced properties has created an opportunity to provide lower density housing with gardens, off street parking, carefully designed bin storage, and improved green infrastructure in inner urban locations, whilst still retaining the character of the borough. Elsewhere, the Council wishes to maximise opportunities to provide lower density housing to improve quality and choice, subject to meeting other design and policy considerations. For allocated sites, indicative housing numbers have been set out which reflect the densities the Council considers appropriate. For other 'windfall' sites, the density policy set out in Policy HS3 will apply.

Housing Mix

5.1.29 Paragraph 50 of the NPPF clearly demonstrates the importance of delivering high quality homes and creating sustainable, inclusive and mixed communities by planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

5.1.30 The 2016 SHMA identifies the need to diversify the current stock away from terraced properties towards larger, more aspirational detached and semi-detached dwellings; and that in order to compete against wealthier housing markets nearby and stem the tide of out migration of more affluent residents, development of higher quality 3-4 bed detached properties is required. It also recognizes, however, that a balance must be struck between the need to provide more aspirational property types, and the ability of residents to afford larger housing.

5.1.31 The SHMA provides an suggested housing mix by type and size as follows:

Table 5: Suggested Property Size and Type - 2016 SHMA

	All Tenures	Affordable Housing
1 bed flat	40%	70%
2 bed flat / house / bungalow		
3 bed house / bungalow	60%	30%
4 bed house		
Semi-detached house		
Semi-detached house	35%	35%
Detached house	20%	10%
Terraced house	15%	15%
Flat / Maisonette	10%	15%
Bedsit/Studio/Room Only	0%	0%
Bungalow/Elderly Housing	20%	25%
Caravan or temporary structure	0%	0%

Burnley SHMA 2016

5.1.32 Providing a mix of new housing types across the borough is essential. Whilst each site will be assessed on its merits, taking into account its size, characteristics (including shape/landform) and context and townscape setting, as well as evidence of demand the mix and type of dwellings will be assessed against the proportions set out in Policy HS3 below as informed by the recommendation of the SHMA so that each site contributes as appropriate to meeting the overall borough-wide mix.

Policy HS3: Housing Density and Mix

Housing Density

- 1) New housing should make efficient use of land and be built at a density appropriate to its location and setting.
- 2) As a minimum, developments should seek to achieve 25 dph (dwellings per hectare gross⁴⁴).
- 3) Higher densities of at least 40 dph (dwellings per hectare gross) will be expected within or close to the Town and District Centres, or where urban design and townscape considerations are considered to require a higher density approach.

Housing Mix

- 4) All housing schemes should consider a mix of housing types using the indicative proportions set out in the below. The precise mix should be informed by the following site specific considerations and the need to increase the quality and choice across the Borough:

⁴⁴ See Glossary for definition

- Its size;
- Its characteristics;
- Its context and townscape setting, and;
- The likely marketability of the dwellings.

Property Type:	Proportion:	Size (bedrooms)
Detached	20%	3 to 4+
Semi-detached	35%	2, 3, 4
Terraced	15%	2 to 3
Bungalow / accessible flat	20%	1, 2, 3
Other flats / maisonette	10%	1, 2

Housing Developments

5.1.33 Our home and the places we live are important to the quality of life we all enjoy. Houses are often our biggest investment and are the places we spend more time than anywhere else. The design of new homes and streets has a fundamental impact not only on our daily lives, but also on the quality of our built environment and the sustainability or otherwise of our communities.

5.1.34 New residential development has an important role to play in the success of the borough in the future. Providing high quality housing is recognised as a key factor in promoting the growth of the borough's economy.

5.1.35 The Plan's overarching design policy is set out strategic Policy SP5. Housing development should comply with the requirements of Policy SP5 in addition to the criteria set out in Policy HS4.

5.1.36 The Council's Green Spaces Strategy and Play Strategy emphasise the importance of developing and maintaining sustainable quality open spaces and play spaces that integrate with the natural and built environment.

5.1.37 These strategies identify specific needs and quantitative or qualitative deficits or surpluses of publicly accessible open space, sports and recreational facilities. Policy IC5 protects the overall provision of public open space and play spaces. Policy NE2 seeks to protect those open spaces (be they publicly accessible or not) which are special. These may be supplemented by Local Green Space designations through Neighbourhood Plans.

5.1.38 Policy IC3 and Appendix 9 set out the parking standards for all types of new development including, housing schemes. Appropriate car parking should be provided in accordance with Policy IC3.

5.1.39 Adequate distances should be retained between buildings and particularly between habitable rooms of dwellings, to safeguard the privacy of occupiers of existing and proposed dwellings, to allow the admission of daylight and sunlight and to prevent cramped forms of development.

Custom and Self-build housing

5.1.40 The Government is keen to enable more people to build their own homes. From April 2016, Councils have been required to keep a register of people who are interested in self or custom build housing, and plan accordingly to meet this demand. Applications for self-build and custom housing

development will be judged against the relevant policies in the Plan and the nature of this type of housing will be a material consideration which weighs in its favour, particularly in the context of increasing choice.⁴⁵

Development of Residential Gardens

5.1.41 The NPPF indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development in residential gardens. The NPPF defines residential gardens within built up areas as 'greenfield' land.

5.1.42 Private residential gardens make an important contribution to a settlements green infrastructure and to the character and quality of its residential areas. Concentrating development in sustainable locations such as within urban areas can increase pressure to develop on gardens and other 'backland' sites. Whilst such development can be acceptable it can also adversely affect the character of an area, create overlooking and have an adverse impact on the local area e.g. through increased pressure for on-street parking and the loss of trees. Applications for new dwellings within residential gardens will be considered against Policy HS4 and other relevant policies of the Plan.

Adaptable Homes

5.1.43 As set out in Section 2, Burnley has an oversupply of high density terraced housing which can be difficult to adapt to suit the needs of some older residents and those with a disability, as there can be little scope for creating ground floor indoor bathrooms/toilets, ground floor bedrooms and introducing other adaptations. The modest increases to the overall housing stock planned means there are limited opportunities to provide new adaptable stock both in the market and affordable housing sectors. As indicated at paragraph 4.5.9 the Council considers there is sufficient justification to require a proportion of housing on major schemes to meet the optional technical standards of Part M4(2) of the Building Regulations 2010, and that schemes of more than 10 dwellings should provide at least 20% of dwellings designed to be adaptable to support the changing needs of occupiers over their lifetime, including people with disabilities.

Policy HS4: Housing Developments

- 1) **New housing developments should be high quality in their construction and design in accordance with Policy SP5.**
- 2) **For schemes of more than 50 dwellings, planning applications should include a phasing plan which should include details of the proposed phasing, temporary works and security measure which should demonstrate an acceptable standard of development and amenity for early residents and existing adjacent residents.**
- 3) **In addition, the Council will require new housing developments to:**
 - a) **Provide private and functional outdoor space for occupants. For flats and mews/courtyard developments, outdoor space may be shared;**
 - b) **Be well laid out to ensure habitable⁴⁶ rooms receive adequate levels of daylight; and**
 - c) **Provide appropriate levels of privacy and outlook for occupants and for existing adjacent residents. Unless an alternative approach is justified to the Council's satisfaction, the following privacy distances will apply:**

⁴⁵ For more information on Custom and Self-build housing in Burnley, please visit <http://www.burnley.gov.uk/node/2467>

⁴⁶ Habitable room are those in a dwelling house other than landing bathrooms toilets and utility rooms

Type	Situation	Minimum distance
Single storey and two storey dwellings:	Between facing windows of habitable rooms	No less than 20 metres
Single storey and two storey dwellings:	Where windows of habitable rooms face ⁴⁷ : <ul style="list-style-type: none"> • a blank gable; or • other windows serving non-habitable rooms. 	No less than 15 metres
Three storey dwellings/apartments or where levels creates a significant difference in heights	For each additional storey above 2 storeys or where levels creates a significant difference in heights	As above plus an additional set back of 3 metres

Adaptable Homes

4) For schemes over 10 dwellings, 20% of dwellings should be designed to be adaptable to support the changing needs of occupiers over their lifetime, including people with disabilities complying with the optional technical standards of Part M4(2) of the Building Regulations 2010.

Open Space provision in new housing development

5) New housing developments will be required to provide or contribute to public open space provision as follows.

- a) Proposals for 50 dwellings or more will be expected to incorporate recreational public open space to a minimum standard of 0.3 Ha per 50 dwellings or a proportion thereof, in accordance with the Fields in Trust Standard of 2.4 hectares per 1,000 population; or exceptionally, provide or pay a contribution in lieu of part or all of the open space provision for the creation or benefit of existing public open space nearby.
- b) Proposals for new housing developments of between 10 and 49 dwellings will be expected to provide public open space in line with the above standard. Where such a public open space is impracticable or unusable the Council will negotiate with the developer the payment of a commuted sum for the benefit of existing Public open space nearby.
- c) Proposals for new housing development of between 5 and 9 dwellings will be expected to provide the payment of a commuted sum in accordance with the Council's published schedule of fees for the benefit of existing or proposed public open space nearby.
- 6) As part of the overall recreational space requirement referred to in 5) above, developers of housing sites comprising predominantly family housing, will be required to provide 0.09 Ha (0.23 acres) of equipped children's play space per 50 dwellings, or proportion thereof.
- 7) Where public open space is provided in new housing development, it must normally be a single plot with a minimum functional size of 1,200m² and be overlooked by adjoining properties. It should landscaped to a high standard of design and the space must be usable, and easily accessible by all residents, including those with disabilities, and provide a safe place to play and relax whilst not causing a nuisance to nearby residents. The type of open space should have regard to the local needs and standards for all types of open space set out in the Council's Green Spaces Strategy.
- 8) Landscaping works and the provision of play equipment and its future maintenance is the

⁴⁷ Windows within a 45° angle of each other

responsibility of the developer; where public open space is provided on-site, the developer will be expected to fund its maintenance for a period of at least 20 years, or put in place a sustainable scheme of management;

- 9) Open space provision should be designed to deliver multifunctional benefits in particular by:**
- a) Providing and contributing to a wider network of green infrastructure as set out in Policy SP6;**
 - b) Working with and retaining important existing landscape character, features, trees and habitats in accordance Policy NE1, 3 and 4;**
 - c) Contributing to the provision of Sustainable Drainage Systems in accordance Policy CC5;**
- 10) Public open spaces provided under this policy will subsequently be protected as Open Space under Policy NE2.**

House Extensions and Alterations

5.1.44 Whilst many alterations and extensions to houses do not require planning consent, it is important that where they do they; respect the character and integrity of the original building and the streetscene in terms of their height, width, depth, building line, footprint, materials; retain useable amenity space; and do not have a detrimental impact on the amenity reasonably expected to be enjoyed by adjoining residents or other users.

5.1.45 Whilst some alterations and extensions can cause harm, they also offer the potential to improve the quality and character of the property and the streetscape. High quality matching or complementary materials should be used for extensions, appropriately and sensitively in relation to the context. This approach would not preclude proposals that are innovative or contemporary where these are of exceptional design quality and where these are fully justified where necessary through the design and access statement which should address the treatment of the existing property and effect on the streetscape.

Policy HS5: House Extensions and Alterations

- 1) Alterations and extensions, including roof extensions and the erection of buildings and structures within the curtilage of dwellings, should be high quality in their construction and design in accordance with Policy SP5. The Council will permit extensions and modifications to existing residential properties where:**
- a) The extension is subordinate to the existing building, to allow the form of the original building to be clearly understood;**
 - b) The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. This would not preclude proposals that are innovative or contemporary where these are of an exceptional design quality;**
 - c) The proposal will not have a detrimental impact on the amenity reasonably expected to be enjoyed by the occupants of neighbouring properties through overlooking, lack of privacy or reduction of outlook or daylight, using the distances set out in Policy HS4 3)c);**

- d) The proposal does not lead to an unacceptable loss of parking, both in curtilage or on street and does create a danger to pedestrians, cyclist or vehicles; and**
- e) The proposal does not lead to an unacceptable loss of useable private amenity space.**

Agricultural and Rural Workers' Dwellings

5.1.46 In order to support farm and other businesses appropriate to rural areas, the Council will permit new dwellings for rural workers where this is necessary. The Council will need to clearly establish whether the requirement for a new dwelling is genuine, whether it can be met by an existing dwelling on the holding or through the conversion of a building. Where a need for a new dwelling is successfully demonstrated, consent will be conditional on the dwelling remaining for occupation by a rural worker in perpetuity.

5.1.47 The Council has previously successfully used the now revoked national policy set out in Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas to determine the criteria for assessing housing development for use by rural enterprise workers. In the absence of new guidance from the Government following the publication of the NPPF, the Council will continue to use similar criteria.

5.1.48 In the context of this policy, the need relates to traditional rural activities such as agriculture, horticulture, forestry, fisheries, rural estate management, conservation etc.

Policy HS6: Agricultural Workers' Dwellings

- 1) In the open countryside outside of the Development Boundaries, the erection of new dwellings in connection with a farm or other rural business will only be allowed where it satisfies other relevant policies of the Plan and meets all of the following criteria:**
 - a) Evidence has been submitted to the satisfaction of the Council that there is an existing functional need for a permanent dwelling in the particular location;**
 - b) The need relates to a full-time worker or one who is primarily employed in agriculture or another rural-based enterprise considered acceptable by the Council;**
 - c) The size of, and the accommodation to be included within the proposed dwelling, is commensurate with the needs of the enterprise rather than those of the owner or occupier and is well designed and well-related to existing agricultural buildings or other dwellings;**
 - d) The unit and the agricultural/rural activity concerned has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so;**
 - e) The need could not be fulfilled by another existing dwelling or accommodation on the unit, or any other existing accommodation in the locality which is suitable and available for occupation, or through the conversion of an existing building; or through another suitable dwelling within the control of the applicant/enterprise which has been sold or let so as to prevent its occupation by the essential worker; and**
 - f) The development is in all other respects acceptable against other relevant policies in the Plan.**

2) Conditions will be attached to any permission removing permitted development rights and limiting the occupancy to that required for the holding concerned or another agricultural/rural use nearby.

Gypsy, Traveller and Travelling Showpeople's Provision

Establishing the Requirement

5.1.49 Research has shown that a lack of suitable sites, accommodation, and inadequate living conditions for the Gypsy and Traveller community are linked to poor health and educational attainment, as well as being at the root of ill-feeling between the settled and Traveller communities. In addressing shortfalls in pitch provision for those who require them, these inequalities can be addressed. By ensuring an adequate pitch provision for Gypsies and Travellers, the likelihood of unauthorised encampments and associated costs to the Council can be reduced.

5.1.50 The Housing Act 2004 placed a duty upon local authorities to produce assessments of accommodation needs for Gypsies and Travellers. This requirement was revoked by the 2016 Housing and Planning Act. The requirement to periodically review housing needs remains and this will include the needs of people residing in or resorting to their district "with respect to the provision of sites on which caravans can be stationed."

4.12 Gypsy and Traveller needs for plan-making planning purposes will now be assessed in the Council's SHMA:

5.1.51 Current government planning policy for Gypsies and Travellers is found in 'Planning Policy for Traveller Sites' (DCLG, 2015). This highlights that the traditional and nomadic way of life of Gypsies, Travellers and Travelling Showpeople should be facilitated while respecting the interests of the settled community. It indicates that planning authorities should use a robust evidence base to establish the likely permanent and transit accommodation needs of Traveller communities to inform the preparation of Local Plans. In order to achieve this, they should work with Travellers, their representative bodies, local support groups and other local authorities.

5.1.52 Based on any need identified, Gypsy and Traveller pitch targets and Travelling Showpeople plot targets should be set, and a supply of specific deliverable sites sufficient to provide five years' worth of provision detailed. Additionally, a supply of specific, developable sites or broad locations for growth for years 6 – 10 and, where possible, years 11 – 15 should be identified.

5.1.53 In May 2012, Burnley and Pendle Borough Councils commissioned the Housing and Urban Studies Unit at the University of Salford to produce a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA). The main purpose of this assessment was to provide up to date information about the needs and requirements of travelling communities within the two boroughs, in accordance with the definitions of these communities as set out in national policy at the time. The results of this research are shown in column A of the table below.

5.1.54 In 2015, following the updated Planning Policy for Traveller Sites, the definition of Gypsies and Travellers for planning purposes changed to: "*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such*". In light of this change, only those members of the Gypsy and Traveller community who still travel, or can be reasonably said to intend to live a nomadic lifestyle in the future, require their needs to be specifically and separately addressed in the Local Plan. For those who don't, their

needs, requirements and demands, including for caravan living would be addressed along with those of the non-traveller community through the SHMA.

5.1.55 The survey results from the 2012 GTAA have been revisited⁴⁸ to reassess the need on the basis of the new definition, and the revised figures are shown in column B, below. This table shows the actual known need based on the survey results.

Table 6: Requirement for Gypsy and Traveller Pitches 2012 - 2026

Time Period	A: 2012 GTAA	B: 2016 GTAA Addendum
	Need/Pitches	Need/Pitches
2012 - 2016	22	4
2017 - 2021	3	1
2022 - 2026	3	0
2012 - 2026	28	5

Identifying Sites

5.1.56 In accordance with national policy, Policy HS7 identifies land for allocation to meet the specific known need of 5 pitches. It proposes to meet this known need, including household growth to 2026. Policy HS8 sets out criteria for responding to a planning application on this allocated site, and to address any future or further need arising by establishing criteria's against which applications for further sites can be judged. These provisions would apply to proposals to meet the need of people who satisfy the revised definition of Gypsies and Travellers. For those who don't but wish to live in residential caravans, such proposals would be judged against the other policies relevant to housing development.

5.1.57 The 2012 GTAA made no specific recommendation regarding the provision of transit pitches in the borough. Transit pitches are generally designed for short stays only for those who were actively nomadic with no base or with a base elsewhere. They tend not to have the facilities of permanent pitches. The revised definition of 'Gypsy and Traveller' means that all five proposed permanent pitches will be used by those who still travel or intend to resume travelling in the future. However, these pitches are also designed to be used for longer term accommodation as the definition allows. In view of a lack of need identified through the GTAA, no additional provision for Transit pitches is proposed.

5.1.58 The selection of sites for Gypsies and Travellers use should follow similar locational criteria to the selection of housing sites for the settled community. However, there are specific aspects of Gypsies and Travellers cultural traditions and preferences which need specific consideration, such as the preference for living in a caravan or working from home and the need to provide space suitable for both sustained periods of settled living whilst also facilitating a nomadic lifestyle. These factors need to be borne in mind when selecting sites.

5.1.59 Sites should be well designed and sympathetic to the local landscape/townscape. The use of soft landscaping on the edge of sites is encouraged even where security fences or walls may be required. Sites must be of a sufficient size to allow for this.

⁴⁸ Burnley & Pendle GTAA. Burnley Addendum June 2016

5.1.60 Having considered the options for sites, in particular those that would meet the criteria set out in Policy HS8 and which are deliverable, a site at Oswald Street, Burnley has been selected as the most suitable location for a Gypsy and Traveller site to meet the borough's assessed need.

Policy HS7: Gypsy and Traveller Site Allocations

Site at Oswald Street, Burnley

1) **Within the allocation GT1 as shown on the Policies Map, provision will be made for five permanent Gypsy or Traveller pitches on 0.35 ha of land.**

Additional and Site Specific Policy Requirements and Design Principles

- a) **The site is expected to deliver five pitches of approximately 500m² each.**
- b) **An appropriate hard and soft landscaping scheme should be submitted which provides for screening for residents from adjacent industrial uses whilst maintaining permeability.**
- c) **The site forms part of the Lancashire Ecological Network for Woodland and Grassland and lies to the west of a Biological Heritage Site. An ecological survey will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.**
- d) **Vehicular access should be taken from Oswald Street.**

Supporting Information

- 1) The site forms part of the Lancashire Ecological Network for Woodland and Grassland and lies to the west of a Biological Heritage Site. An ecological survey will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.
- 2) The site lies outwith the Green Belt, east of the M65 and proposed employment uses (EMP1/14). Appropriate screening and boundary treatments will be required. Lancashire County Council highway engineers have expressed concerns in response to previous planning applications on Oswald Street about the additional traffic generated at the junction onto Brougham Street, and advised that this and Daneshouse Road have safety issues and problems with 'rat running' traffic.
- 3) As a former gasworks site, contamination reports and appropriate remediation will be required (if not completed as part of the decommissioning of the site).
- 4) Hardstanding already exists on the site

Assessing Further Need and Sites

Site Criteria

5.1.61 In assessing any future planning application for 'windfall' Gypsy and Traveller sites to meet newly arising need, the suitability of the site and its impacts on the landscape or townscape need to be considered. Sites should be located close to local services and facilities.

5.1.62 It is important that site activity and usage does not have an adverse impact on existing residents e.g. from issues such as noise, fumes, or vehicular movements. Sites and proposals should meet highway safety standards, especially in relation to the manoeuvring of large vehicles and trailers.

5.1.63 Caravan sites can be difficult to successfully integrate into the townscape particularly in residential areas and whilst the location of new caravan sites should be within Development

Boundaries set out in Policy SP4, where unmet need is satisfactorily demonstrated, the Council would consider sites close to, but not necessarily within, existing settlements/Development Boundaries, where these remain close to essential services.

5.1.64 Careful consideration should be given to how a site can deliver adequate living standards to residents. This includes provisions for power, water, drainage, sewage and waste disposal facilities.

5.1.65 Proposals will be favourably considered where they satisfy other relevant policies of the Plan e.g. those protecting heritage assets of nature conservation sites and meet the criteria set out in Policy HS8 below.

Policy HS8: Gypsy and Traveller Site Criteria

- 1) Where there is an identified need for further provision of transit and permanent pitches for Gypsy or Traveller use, or plots for Travelling Showpeople, proposals will be favourably considered where they satisfy other relevant policies of the Plan and meet the following criteria:**
- a) The site is within or closely related to the Development Boundaries identified under Policy SP4;**
 - b) The proposed site is suitable for use as a Gypsy, Traveller or Travelling Showperson's site and can provide an acceptable living environment for future occupiers;**
 - c) The site is not subject to physical constraints or other environmental issues that cannot be mitigated to an acceptable level, or that would impact upon the health, safety or general wellbeing of residents on the site;**
 - d) The site is or can be well integrated within the local townscape in a manner in-keeping with the local character, using boundary treatments and screening materials which are sympathetic to the existing urban/rural form;**
 - e) Good levels of acoustic and visual privacy can be achieved for both residents and adjacent occupiers. Proposals should include appropriate landscape measures to minimise adverse visual impact and to ensure adequate levels of privacy and residential amenity for occupiers and adjacent occupiers that avoid the use of high walls and fences;**
 - f) The site does not accommodate non-residential uses that would cause, by virtue of smell, noise or vibration; a significant adverse impact on neighbouring business or residents;**
 - g) The proposal does not cause demonstrable harm to the quality and character of the landscape or townscape in accordance with the requirement of Policies NE3 and SP5;**
 - h) The proposal does not have an adverse impact on a locally important nature conservation site in accordance with Policy NE1;⁴⁹**
 - i) The proposed site is or can be made accessible to key local services such as primary schools, GPs, shops and other community facilities;**
 - j) The site has good access to the highway network and satisfactory provision is made for access, parking, manoeuvring and storage of cars, vans and trailers; and**
 - k) The site has, or could readily be provided with, electricity, mains water, drainage, sewage and waste disposal facilities.**

⁴⁹ BHS

2) The development of new Gypsy or Traveller sites will not be permitted in the following locations:

- a) Within the Green Belt;**
- b) On the best and most versatile agricultural land;**
- c) Within or adversely affecting an SSSI/SAC/SPA, Protected Open Space; or**
- d) Within Flood Zones 3a & 3b or 2.**

Local Gypsy and Traveller Occupancy

5.1.66 Planning applications for allocated or 'windfall' sites for Gypsy and Traveller usage will normally be subject to a condition restricting occupancy to those Gypsies and Travellers with a local connection. This will safeguard pitches for those leading, or intending to resume a nomadic lifestyle as identified within the GTAA, rather than allocations being used to accommodate unmet need from other areas, or demand from non-traveller households. These occupancy restrictions will only apply to sites which have been granted planning permission specifically to meet Gypsy and Traveller needs. For other residential caravan sites that have been judged acceptable against other policies, occupancy restrictions of this type would not be appropriate.

5.1.67 Local connection means:

- someone currently residing in Burnley borough who has done so for three of the past five years, or;
- someone with close family (defined as mother, father, sister, brother, adult children and corresponding step relatives who have resided in the borough for the last five years), or
- someone currently in permanent paid employment of at least 16 hours per week in the area or who has a confirmed offer of employment, or;
- military personnel as defined in the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

Policy HS9: Gypsy and Traveller Site Occupancy Condition

1) Planning permissions for allocated or appropriate 'windfall' sites, where these are granted specifically for Gypsy and Traveller use, will be subject to conditions restricting occupancy to:

- a) Gypsies and Travellers who practice a travelling lifestyle⁵⁰; and**
- b) Gypsies and Travellers who can demonstrate a local connection.**

⁵⁰ i.e. those who meet the definition of Gypsies and Travellers for planning purposes as set out in Annex 1 of 'Planning policy for traveller sites' CLG 2015

Policies in this Section:

EMP1: Employment Allocations	EMP5: Rural Business and Diversification
EMP2: Protected Employment Sites	EMP6: Conversion of Rural Buildings
EMP3: Supporting Existing Employment	EMP7: Equestrian Development
EMP4: Office Development	

5.2 Economy and Employment

National Policy Background

5.2.1 A core principle of the NPPF⁵¹ is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs and respond positively to wider opportunities for growth.

5.2.2 The NPPF(para 21) states that Local Plans should:

- set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Support existing business sectors, taking into account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in the area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

5.2.3 The NPPF (para 157) states that Local Plans should allocate sites to promote development and the flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;

5.2.4 However, the NPPF (para 22) also states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

The Requirement

5.2.5 Section 4 and Policy SP3 set out the target for employment land provision over the Plan period 2012-2032. Taking account of existing completions and commitments, it identifies a need to allocate 62.74 hectares of land.

⁵¹ Para 17

Identifying the supply

Housing and Economic Land Availability Assessment 'SHLAA'

5.2.6 The NPPF (paragraph 159) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. Paragraph 161 encourages authorities to undertake assessments of land available for economic development at the same time as, or combined with the housing SHLAA.

5.2.7 The Burnley Strategic Housing and Economic Land Availability Assessment (SHLAA) 2016 is a combined assessment which assesses the amount of land available within the borough that is potentially available to meet the identified need and demand for new employment and housing development.

5.2.8 It indicates that over the plan period there is sufficient 'developable' land to provide approximately 40.94 hectares of employment development on a range of sites outwith the current Green Belt (as identified in the saved Burnley Local Plan 2006).

5.2.9 Informed by the SHLAA, the employment land requirement will be provided for in line with the Spatial Strategy identified in Policy SP4 through the allocation of existing vacant or underused previously-developed employment sites within the existing Tier 1 and 2 settlements (Burnley and Padiham) and through the allocation of new sites beyond but closely related to their current urban boundaries and the factors listed at paragraph 4.3.5..

5.2.10 In order to meet the identified requirement however, And allowing for a contribution from small sites below the allocation threshold a further 23.35 hectares of employment land needed to be identified and the Council undertook a Green Belt Review to inform a decision on the effects of releasing any land within the Green Belt for development.

5.2.11 Two sites within the existing Green Belt have been identified to meet this shortfall. Whilst the sites in question are on land which justifies its inclusion within the current Green Belt, the Council considers these sites could be released for development without undermining its integrity. These sites are both towards the west of the borough and are well related to the Tier 1 and 2 settlements of Burnley and Padiham and have good access to the M65. These are Burnley Bridge Extension (EMP1/12) and Shuttleworth Mead South (EMP1/13).

5.2.12 It is considered that the requirement to allocate land to meet the identified development requirements constitutes the 'exceptional circumstances' required to justify the release of these sites and the resultant alteration of the existing Green Belt boundary as set out in Policy SP7.

Site Allocations

5.2.13 The sites identified in Policy EMP1 will provide sufficient land to meet the identified residual requirement and provide a range of sites to meet the demand of different employment sectors and provide a range of job opportunities for new and existing residents.

5.2.14 The acceptable uses have been identified on the basis of the development strategy set out in Policy SP4 and the individual characteristics of the sites and their locations, including the following:

- The NPPF states that main town centre uses, such as offices (B1 (a)) should be located in town centres, then in edge of centre locations and only if suitable sites are not available,

should out of centre sites be considered. In such instances, a sequential test should be applied.

- The likely traffic impacts of the specific uses proposed e.g. sites for B8 uses would need very good road access to accommodate larger vehicles.
- B8 uses are likely to require large buildings which can be more difficult to assimilate into the landscape/townscape.

5.2.15 The 2016 Burnley Employment Land Demand Study in calculating its land demand assumed a plot ratio of 40% (i.e. 40% of each site is expected to be occupied by buildings) which reflects the ODPM Employment Land Review Guidance Note (2004). Policy SP3 requires that development makes efficient use of land. Applications will therefore be assessed using this ratio as a starting point, but operated flexibly to ensure an appropriate quality of development is achieved.

5.2.16 Applications for suitable uses on the allocated sites would need to address the specific policy requirements set out in Policy EMP1 and the requirements of all other relevant policies of the Plan.

5.2.17 The Council's SFRA (Level 1) assessed all the Council's SHLAA sites against risks from all sources of flooding. A small number of sites including those at Shuttleworth Mead South, Vision Park and a small section of the Land South of Network 65 which lie partly within Flood Zones 2 and 3, are identified for allocation. These, along with sites including the Thompson Centre identified as being at significant risk of surface water flooding, have been subject to a Level 2 SFRA. This provides advice as to how flood risk at these sites can be avoided or effectively mitigated over their lifetime through design, layout and sustainable drainage. Where flood risk is identified, a site specific Flood Risk Assessment (FRA) will be required to accompany any planning application. A number of other sites, being over 1 hectare in size will also require an FRA in accordance with Policy CC4.⁵²

Policy EMP1: Employment Allocations

1) Over the 20 year period from 2012 to 2032, provision will be made to deliver 90 hectares (Ha) of employment land across the borough in line with Policy SP3.

2) The sites listed below, as identified on the Policies Map, are allocated for employment use* and are protected for the employment uses specified.

(*Sites EMP1/7 and EMP1/11 are allocated for a mixed use development and the policy requirements set out in this policy include both uses.)

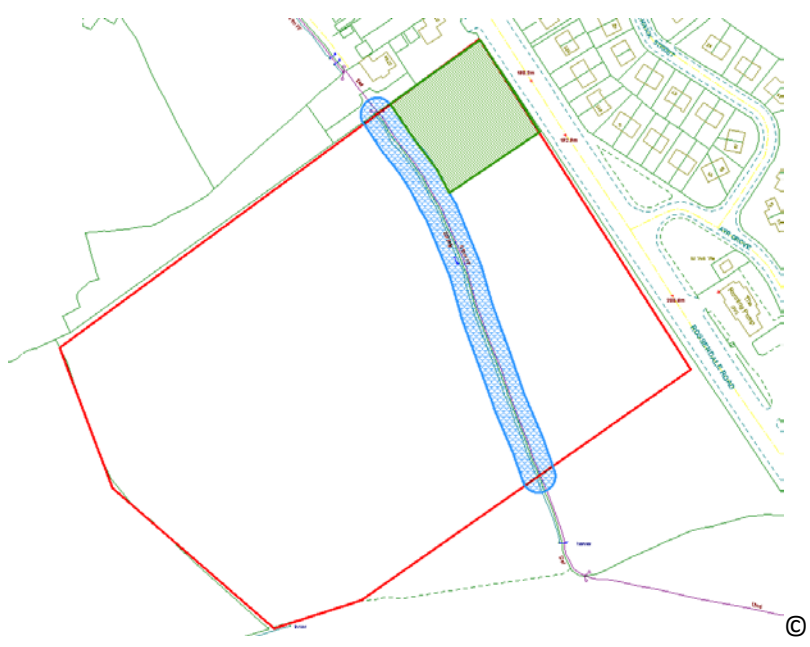
3) Development on these sites will be acceptable for the specified use classes and will be required to be delivered in accordance with the specific requirements set out, together with the requirements of other policies set out elsewhere in this Plan.

4) The Council will consider withdrawing permitted development rights to protect the sites for the employment uses proposed.

Site Ref & Name	Greenfield/ Brownfield	Gross Site Area (Ha)	Acceptable Uses (Use Classes)
EMP1/1 – Rossendale Road (North)	Greenfield	4.65	B1 (b & c) & B2
EMP1/2 – Burnley Bridge Business Park	Brownfield	6.56	B1 (b & c), B2 & B8
EMP1/3 – Vision Park	Greenfield	5.05	B1 (b & c), B2, D1 and limited B1(a)

⁵² See supporting text to Policy CC4 for further explanation

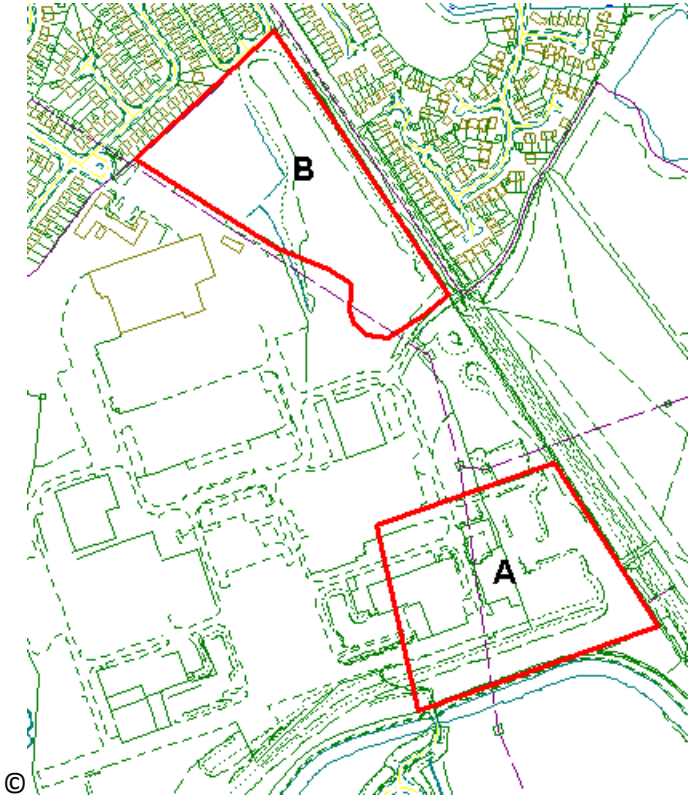
EMP1/4 – Widow Hill Road	Greenfield	2.17	B1 (b & c), B2 & B8
EMP1/5 – Land South of Network 65	Greenfield	13.32	B1 (b & c), B2 & B8
EMP1/6 – Balderstone Lane	Greenfield	2.12	B1 (b & c), B2 & B8
EMP1/7 – Westgate	Brownfield	1.80	B1, B2 & small scale B8 and Sui-Generis uses which are similar in character and compatible in terms of use with the surrounding area
EMP1/8 – Thompson Centre Car Park (Mixed Use)	Brownfield	0.65	B1 (a), A2 & A3
EMP1/9 – Innovation Drive	Brownfield	0.97	B2 & B8
EMP1/10 – Widow Hill Rd South	Greenfield	0.63	B2 & B8
EMP1/11 (and HS1/33) – George St Mill (Mixed Use)	Brownfield	0.93	B1 & C3
EMP1/12 – Burnley Bridge Extension	Greenfield	10.27	B1 (b and c), B2 & B8
EMP1/13 – Shuttleworth Mead South (aka Eaves Barn Farm, Padiham)	Greenfield	9.27	B1 (b & c), B2 & B8
EMP1/14 – Stoneyholme Gas Works	Brownfield	0.5	B1 (b and c) & B2
Total		58.89	

EMP1/1 – Rossendale Road (North)	Site Area: 4.65 hectares
	
<p>This site is located close to the existing Rossendale Road Industrial Estate and is acceptable for B1 (b & c) and B2 uses.</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	

1. The majority of development should be located to the west of the stream, leaving an 8 metre easement around the stream itself (indicated in blue on the above site plan). No built form should be located within the area indicated in green on the above site plan; this should be landscaped as open space forming part of a network of green infrastructure utilising the stream that runs across the eastern section of the site. Facilities to encourage employee usage of the site during breaks should be incorporated into any design.
2. Development on this site will be expected to consist of low rise units with a maximum ridge height of 7 metres which takes into account and integrates with the contours of the natural landscape. The development will be expected to incorporate natural materials such as local stone to ensure a quality design which will lessen the development's impact on the surrounding landscape and streetscape.
3. Appropriate landscaping and boundary treatment should include screening to the western boundary along with roadside trees and shrubs adjacent to Rossendale Road. New planting on the site should accord with Policy NE3.
4. Vehicular access should be from a single point on the northern part of the site onto Rossendale Road. Appropriate traffic management systems may be required to both ingress and egress the site.
5. Pedestrian and cycle routes should be provided on site and contributions may be sought for off-site provision or improved cycle links.
6. An ecological survey should accompany any planning application which addresses any impacts on Protected Species and/or Priority Habitats in accordance with Policy NE1.

Supporting Information

1. Lancashire County Council highway engineers have advised that vehicular access onto the site onto Rossendale Road should be at the northern edge of the site with appropriate sight lines and traffic management infrastructure and have highlighted that the development could adversely impact on the local road network with increased congestion at the Rosegrove and the Manchester Road signal junctions. The Burnley-Pendle Growth Corridor programme has identified fully funded improvements to the Rosegrove junction to be undertaken by Lancashire County Council but further improvement may be required for which contributions may be sought under Policy IC4..
2. The Burnley Green Infrastructure Strategy identifies Rossendale Road as an area which would benefit from enhanced GI in terms of improving the aesthetics of the road and its surroundings. New tree planting would assist whilst also providing other beneficial actions including the trapping of air pollutants, the absorption of noise, providing shade from the sun and evaporative cooling opportunities.
3. The Burnley Green Infrastructure Strategy identifies the stream running across the east of the site as an area of GI to enhance for supporting wildlife. Any development will need to address its potential ecological impact and/or mitigation measures in accordance with Policy NE1 and ensure network linkages remain on the site.
4. The site may house Protected Species and priority habitat (neutral grassland).
5. The Grade II Listed Habergham Hall Farmhouse lies around 180m west of the site. The detailed design of any scheme will need to address the potential impact on the setting of the listed building in accordance with Policy HE2.

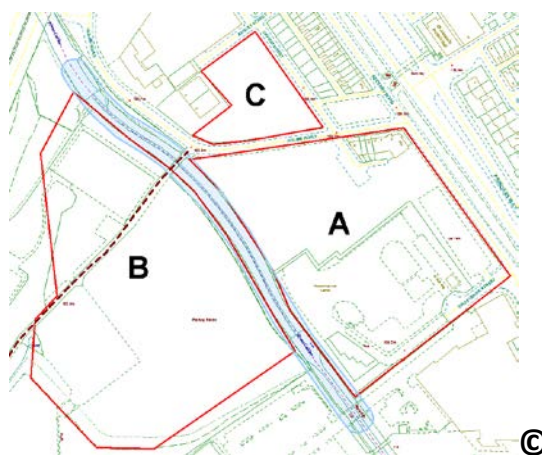
EMP1/2 – Burnley Bridge	Site Area: 6.56 hectares
	
<p>These sites form part of the larger Burnley Bridge Business Park which is located to the west of the borough with direct access onto the M65 at Junction 9.</p> <p>The Business Park Site has outline planning permission. B1 b and c, B2 and B8 uses would be acceptable.</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	
<ol style="list-style-type: none"> 1. The scale and massing of any development on the northern section of site B (3.14 hectares in size) should be single-storey units with a maximum ridge height of 7 metres in order to limit the impact of development on the surrounding residential properties. 2. Vehicular access should be from the south of the site across the bridge over the Leeds & Liverpool Canal. 3. A landscaping scheme should be submitted which retains the existing bund on the northern boundary of site B and includes screen planting on the eastern boundary to restrict/reduce the impact of any development on the surrounding residential properties and wider landscape. The existing established trees and shrubs adjacent to the Leeds & Liverpool Canal on site A (3.42 hectares in size) should be retained for screening. New planting should accord with Policy NE3. 4. A new or updated ecological survey should accompany any planning application which addresses any impacts on Protected Species or other Lancashire Biodiversity Action Plan species and the Lancashire Ecological Networks for Woodland and Grassland in accordance with Policy NE1. 	

Supporting Information

1. Outline planning permission was granted in 2010 for B1, B2 and B8 uses on the majority of the Business Park site. (APP/2008/0805).
2. A contaminated land survey should be prepared to accompany any planning application in accordance with Policy NE5.
3. Pylons and powerlines are located on the site. Developers will need to liaise with National Grid to determine appropriate building heights and siting.
4. Lancashire County Council highway engineers have indicated that there should be no access to motor vehicles from the residential area to the north from Cambridge Drive or to Hapton via Pollard Moor.
5. The Leeds & Liverpool Canal runs adjacent to the Burnley Bridge southern boundary and is identified as a green infrastructure asset and a corridor for wildlife in the Burnley Green Infrastructure Strategy.
6. The northern and eastern boundary of site B and the southern and eastern boundary of site A are identified as a stepping stone for grassland and woodland in the Lancashire Ecological Network. The Pollard Moor Biological Heritage Site (BHS) is also to the west of Business Park. Lancashire Biodiversity Action Plan species are known to be present on the site. Development will need to address the potential ecological impacts in accordance with Policy NE1.
7. Burnley Green Infrastructure Strategy also identifies the whole Burnley Bridge site as an area of potential to create GI in relation to managing water resources and reducing flood risk by increasing water infiltration opportunities. It also identifies an opportunity on the southern boundary of the south site for aesthetic improvements, the trapping of air pollutants, heritage and cultural needs in association with the canal.

EMP1/3 – Vision Park

Site Area: 5.05 hectares



This site is located close to Burnley Town Centre with convenient access onto the M65 (east-bound) at Junction 11. Site A currently has planning permission for employment use and is suitable for B1 (b and c) and B2 uses. Sites B and C are also suitable for B1 (b and c) and B2 uses and limited B1a uses are also acceptable. Site B is also suitable for D1 uses.

Additional and Site Specific Policy Requirements and Design Principles

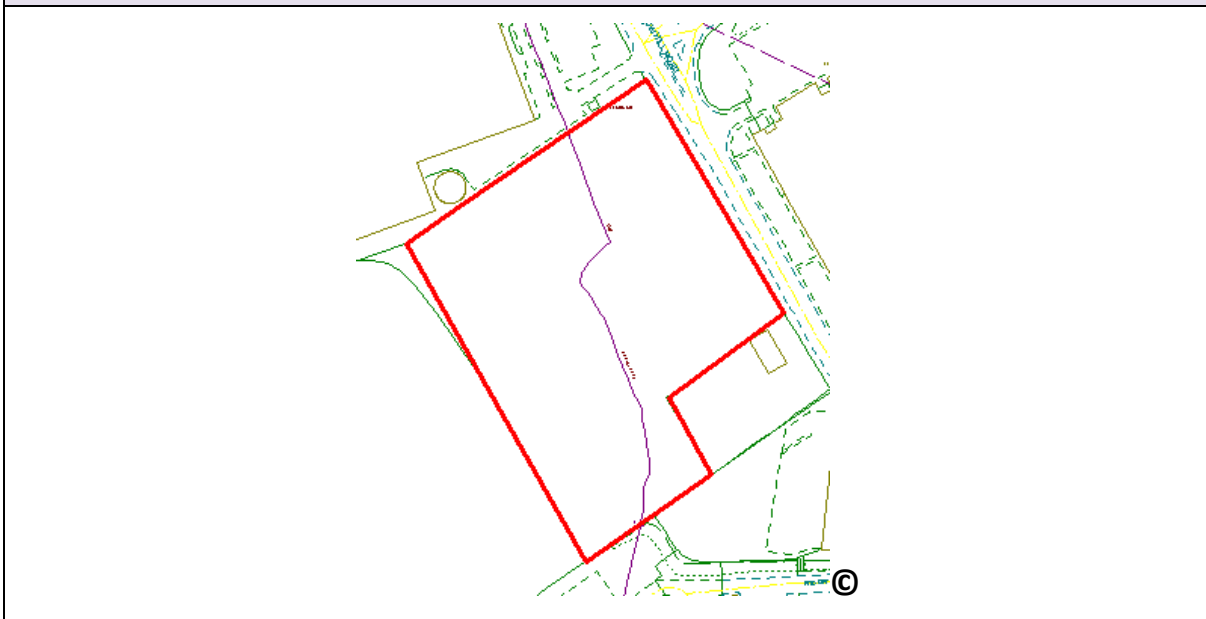
1. An 8 metre easement around the River Calder is required (indicated in blue on the above site plan). Any development within this easement may require an environmental permit for flood risk activities. Developers are encouraged to seek early engagement with the Environment Agency regarding design.
2. A maximum of 4,000m² of B1a floorspace will be permitted.
3. Vehicular ingress should be from Princess Way or Holme Road via the roundabout at Junction 11, with egress directly onto the roundabout at Junction 11 of the M65. Holme Road may require upgrading to take the additional traffic. A new access bridge will need to be developed across the River Calder to site B.
4. New on-site walking and cycling facilities and routes will need to be provided, connecting the new development to the existing route network at Rectory Road. A public right of way crosses across part of the site (dashed line on site plan above). This should be retained/re-routed within the site and improved as part of any future development.
5. Replacement provision for the loss of the existing playing pitch at Stoneyholme will need to be identified before any planning permission in respect of site B is granted and will need to be delivered before work begins on site. A potential site for this re-provision is at Prairie Sports Village.
6. The established trees and shrubs, in particular those adjacent to the River Calder and along the site boundaries should be retained as part of a wider landscaping scheme to reduce the impact of development on nearby residential properties, the bowling club and the wider landscape and to support wildlife. Potential ecological impacts will need to be considered as the site is known to house Protected Species and a pond (Priority Habitat) An ecological survey will be required to accompany any planning application which addresses Protected Species and Priority Habitats in accordance with Policy NE1.
7. Site B is identified within Flood Zone 2. The layout and design of any development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme.
8. **Archaeological evaluation is required to assess the survival and significance of any remains from past industrial use. Should there be significant probability of surviving buried remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development**

Supporting Information

1. B8 is not deemed an appropriate use in this location due to the limitations of Holme Road, the new bridge requirement and the associated vehicles and trips associated with a B8 use. A limited amount of B1(a) development will be permitted on the site as an exception to the town centre first approach of Policy TC2 for such uses, in order to address potential safety concerns in relation to the pedestrian flows from the adjacent college.
2. Lancashire County Council highway engineers have advised that the preferred egress for all site parcels would be via the roundabout at junction 11 of the M65 with no egress onto Rectory Road.
3. Replacement provision for the loss of the existing playing pitch at Stoneyholme will need to be identified. The current proposal is for a new 3G pitch at the Prairie Sports Village. The delivery of this replacement facility should be carried out in consultation with Sport England.
4. The Burnley Green Infrastructure Strategy identifies the River Calder corridor as an area to potentially create GI that would support wildlife. Existing and new vegetation would provide

- further opportunities for improved shading from the sun and evaporative cooling. The GI Strategy also identifies the site as being within an area of need for food production.
5. The site is known to house Protected Species and other Lancashire Biodiversity Action Plan species and includes Priority Habitat. Mitigation measures should accord with Policy NE1.
 6. The site is bisected by the River Calder, a main river and much of it, particularly site B is within Flood Zone 2.
 7. A site investigation survey may be required on the site due to the proximity of Clifton Colliery.

EMP1/4 – Widow Hill Road	Site Area: 2.17 hectares
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This site forms part of the larger Heasandford Industrial Estate which is located to the east of the borough. B1 (b and c), B2 and B8 uses would be suitable on this site.

Additional and Site Specific Policy Requirements and Design Principles

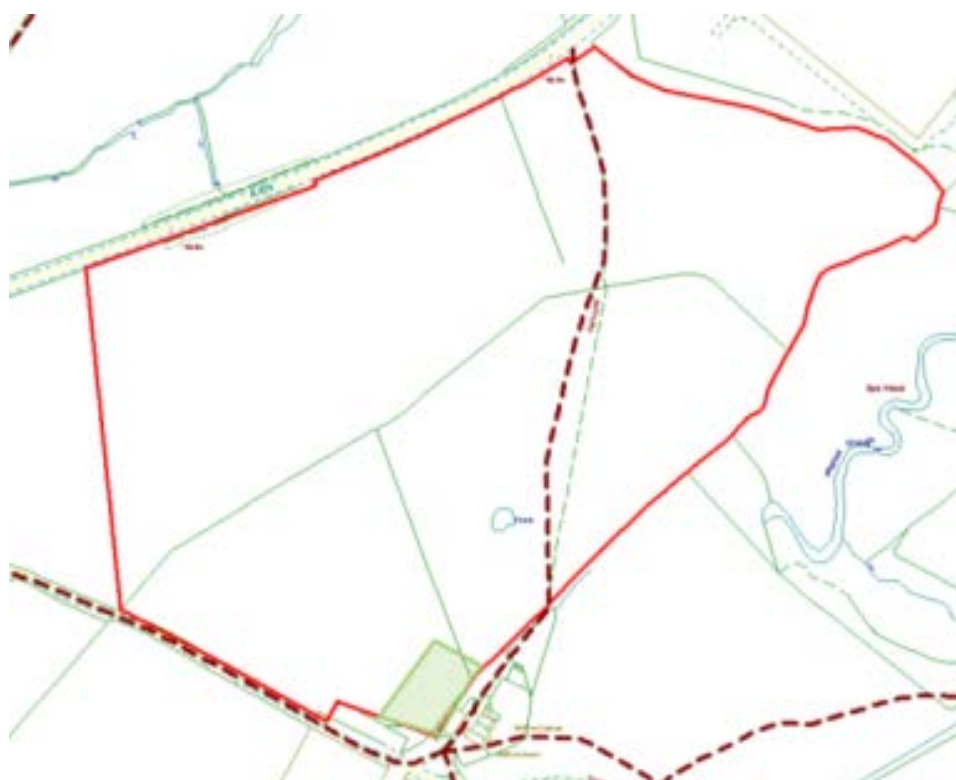
1. The existing vegetative screening to the south western boundary of the site should be retained as part of a wider landscaping scheme to reduce the impact of development on the adjacent school.
2. Potential ecological impacts should be considered as the site is known to house Protected Species. An ecological survey will be required to accompany any planning application which identifies and addresses Protected Species in accordance with Policy NE1.
3. Contributions will be sought towards the provision of a defined on-road cycle route into Heasandford Industrial Estate in accordance with Policy IC4.
4. The site has local archaeological significance and suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting information

1. The Burnley Green Infrastructure Strategy identifies this site as an area of potential to create green travel routes.
2. Appropriate landscaping and an ecology survey will be required. The site is known to house Protected Species and other Lancashire BAP Species and the development scheme should include mitigation measures in accordance with Policy NE1.

EMP1/5 – Land South of Network 65

Site Area: 13.32 hectares



This site is located adjacent to the existing Network 65 Business Park at junction 9 of the M65. It would be suitable for B1 (b & c), B2 and B8 uses (excluding outdoor storage).

Additional and Site Specific Policy Requirements and Design Principles

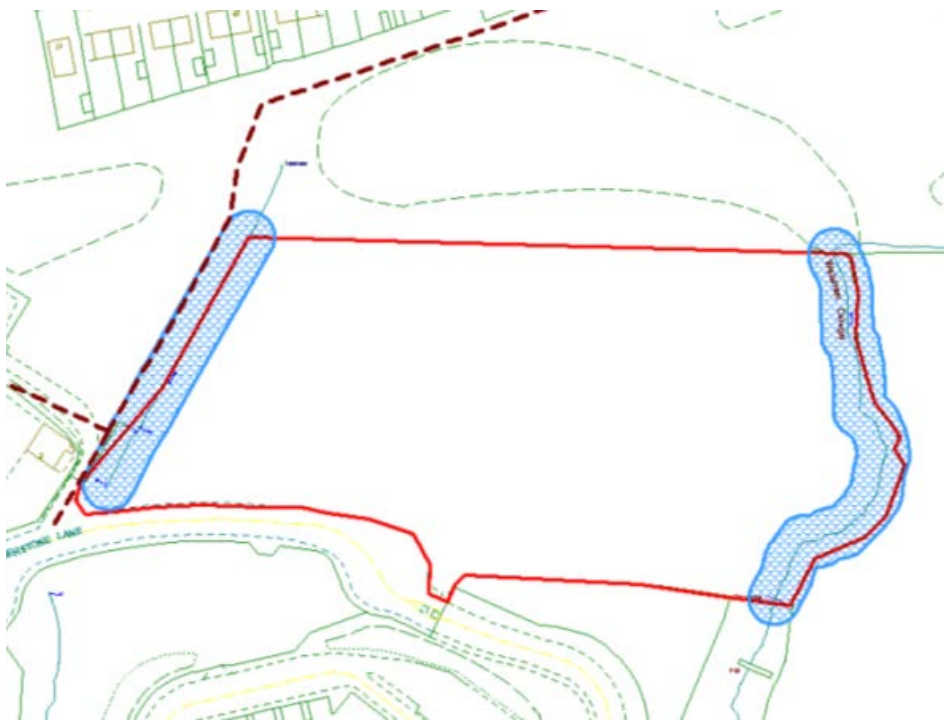
1. This is a prominent site located on a key gateway into Burnley. The development in its density, layout and the design of buildings must take into account the topography of the site and the surrounding landscape in accordance with Policy NE3, its landscape setting and the site's ecological importance to minimise impacts. Any development proposals should be accompanied by a visual impact assessment to determine the appropriate location and design of units on the site. The development is expected to utilise natural materials in both the building and boundary features, such as local stone, particularly along the Accrington Road frontage. The existing dry stone walls should be retained, allowing for any set back at the new road junction.
2. No built form should be developed within the green hatched area on the above site plan; this

should be landscaped as open space to lessen the development impact on the nearby residential properties.

3. Screen planting should be introduced as part of a wider landscaping scheme at the south western, south eastern and northern boundaries of the site to restrict/reduce the impact of any development on the adjacent residential properties and surrounding landscape.
4. A small section of the site is identified within Flood Zone 2 and 3. The layout and design of any development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme.
5. Walking and cycling facilities will need to be provided on the site and a new appropriately lit walking and cycling route connecting the site to the existing Network 65 business park should be provided, enabling the new development to be connected to the existing route network on the Leeds & Liverpool Canal and Padiham Greenway. There is a public right of way which crosses the site which will need to be retained/re-routed within the site and improved as part of any development (dashed line on site plan above).
6. Contributions for off-site highway and junction improvements in accordance with Policy IC4 may be sought if the development has an adverse impact on existing traffic flows.
7. The site is known to house Protected Species, Priority Habitat and forms part of the Lancashire Ecological Network for grassland. An ecological survey (to include a breeding bird survey) will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.
8. The presence of the Medieval Hapton Deer Park within close proximity of the site would suggest that there is potential for unknown archaeology of local to regional significance relating to the Deer Park Pale (boundary). Suitable provision will need to be made for archaeological desk based assessment and field evaluation consistent with Policy HE4 ; and any further investigation or recording works that may be necessary as a consequence of development.

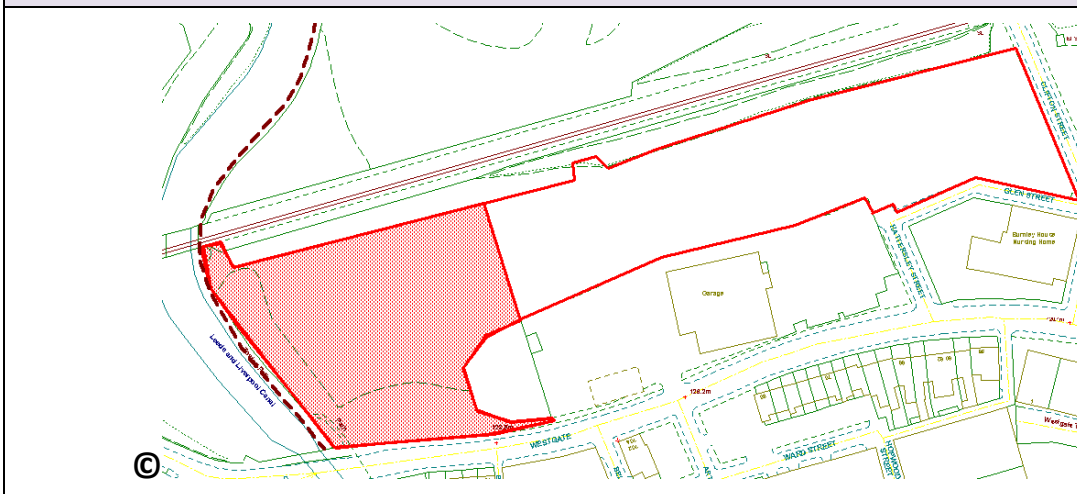
Supporting information

1. The Burnley Green Infrastructure (GI) Strategy identifies the site as being within an area of potential to create green travel routes.
2. Lancashire County Council highway engineers have indicated that unless the site is developed as an extension to the existing site, the only suitable access is via a new junction on Accrington Road which will require localised widening and traffic management arrangements to ensure safe ingress and access.
3. The Burnley Highways Impact Assessment (2017) indicates that without mitigation the southern roundabout at Junction 9 of the M65 will be incapable of supporting additional development beyond the completion of the current Burley Bridge Business Park site.
4. The Lancashire Ecological Network identifies part of the site as being a corridor for grassland and the site is known to house Protected Species and other Lancashire Biodiversity Action Plan species. It includes Priority Habitat (grassland and pond).

<p>EMP1/6 – Balderstone Lane</p>	<p>Site Area: 2.12 hectares</p>
 <p style="text-align: right;">©</p>	
<p>This site is located on the existing Heasandford Industrial Estate and would be suitable for B1 (b & c), B2 and B8 uses.</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	
<ol style="list-style-type: none"> 1. An 8 metre easement around the two streams is required (indicated in blue on the above site plan). 2. New walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network. There is a public right of way which runs along the western boundary of the site which will need to be retained/re-routed within the site and improved as part of any development (dashed line on site plan above). Contributions will be sought for the provision of a defined on-road cycling route connecting to the existing network in accordance with Policy IC4. 3. Screen planting will be required on the northern and eastern boundary of the site as part of a wider landscaping scheme to reduce the impact of any development on the adjacent residential properties and surrounding landscape. 4. Potential ecological impacts should be considered as Protected Species have been recorded and the site is identified within a stepping stone within the Lancashire Ecological Networks for woodland and grassland. An ecological survey will be required to accompany any application which identifies addresses the Protected Species and maintains the Ecological Network in accordance with Policy NE1. 	
<p>Supporting information</p> <ol style="list-style-type: none"> 1. A ground condition survey may be necessary due to the past mine workings within the area. 	

EMP1/7 – Westgate

Site Area: 1.80 hectares




This site is located close to Burnley Town Centre and would be suitable for B1, B2, small scale B8 and Sui-Generis uses which are similar in character and compatible in terms of use with the surrounding area.

Additional and Site Specific Policy Requirements and Design Principles

1. The site is located on a Key Gateway into Burnley Town Centre. Development will be expected to reinforce the site's 'Key Gateway' role and waterfront location; create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding townscape; and be of high design integrity consistent with Policy SP5.
2. A building of landmark quality is envisaged to the west of the site as marked red on the plan above. This building and any boundary treatment should use a palette of materials which includes high quality locally distinctive materials in accordance with Policy SP5. High quality suitable and complementary contemporary materials and design may also be acceptable.
3. The setting of the heritage assets adjacent the site should be conserved and where possible enhanced consistent with Policy HE2.
4. Proposals should contribute to an improved public realm consistent with the Burnley Town Centre Public Realm Strategy SPD.
5. Vehicular egress would need to be via Clifton Street or Hattersley Street with the necessary traffic management infrastructure put in place.
6. The Leeds & Liverpool Canal runs adjacent to the site; to encourage sustainable travel, a walking and cycling link should connect the site to the canal towpath which is part of the national cycle network (National Route 604).

Supporting information

1. The Leeds & Liverpool Canal is a national cycle route. To take advantage of this and to encourage more sustainable travel; a route should be provided linking the development site to the canal towpath. The site is located in a prominent position, immediately adjacent the Canalside Conservation Area and the Grade II Listed Belle Vue Terrace and Belle Vue Mill and is considered to make a contribution to their setting.

EMP1/8 – Thompson Centre	Site Area: 0.65 hectares
	
<p>This site is located within Burnley Town Centre and would be suitable for all B1 (a), A2 and A3 uses.</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	
<ol style="list-style-type: none"> 1. The site should be developed for a building(s) of multiple storeys, providing accommodation for B1 (a), A2 and A3 uses. A2 and A3 uses should be limited to the ground floor only. 2. The site is prominently located on a Key Gateway into Burnley town centre and will form part of the civic square of Burnley. It is expected that any development will accord with the Burnley Town Centre Public Realm Strategy SPD and be of the highest quality of architecture and design using a palette of materials which respects the character and appearance of the surrounding listed and locally listed buildings and conservation area. The use of more contemporary materials and design features of a complementary nature will also be acceptable. The principal elevation facing the square should extensively use ashlar stone. A design competition approach would be supported on this site. 3. The layout of the site should be permeable to pedestrians and enable views of the civic buildings such as the library, court and offices from Centenary Way. Active frontages are encouraged onto Place de Vitry and Centenary Way. 4. Vehicular access to the development would need to be directly off Parker Lane or Red Lion Street. 5. The established trees along Centenary Way and Red Lion Street should remain where possible. 6. Much of the site is at risk from surface water flooding. The layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme. 	

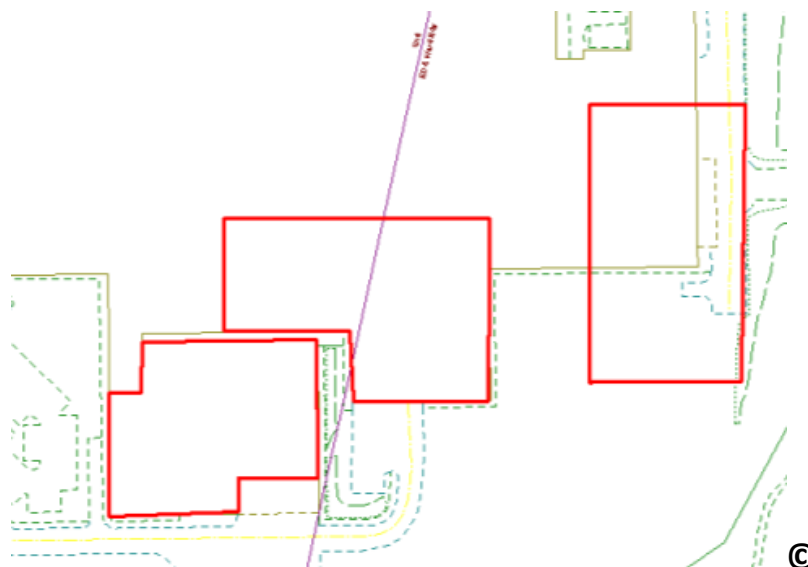
7. Archaeological evaluation is required to assess the survival and significance of any remains from past industrial use. Should there be significant probability of surviving buried remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting information

1. There are a number of Grade 2 listed buildings and locally listed buildings close to the site and the Town Centre Conservation Area is situated to the west of the site. The detailed design of any scheme will need to address the potential impact on the setting of the listed buildings and the Conservation Area in accordance with Policy HE2.
2. A land contamination investigation and any relevant remediation will be required in accordance with Policy NE5.
3. A culverted section of the River Calder crosses the southern boundary of the site and it is likely an Environmental Permit for flood risk activities would be required. Developer liaison with the Environment Agency is recommended.
4. There is a bat roost close to the site. A bat survey will be required in order to address any impacts on bat populations.

EMP1/9 – Innovation Drive

Site Area: 0.97 hectares



This site is located on Innovation Drive, adjacent to Heasandford Industrial Estate and would be suitable for B1(b and c) and B2 uses, with limited B1(a) or B8 uses (excluding open storage)

Additional and Site Specific Policy Requirements and Design Principles

1. Development that complies with the conditions contained within the Aerospace Supplier Park Local Development Order (LDO) will be supported.
2. The Local Development Order authorises development within Class B (as set out in para. 2.11 and 2.12) of the Town and Country Planning (Use Classes) Order 1987 as amended in so far as it relates to advanced engineering and manufacturing. Advanced engineering and manufacturing typical uses may include:

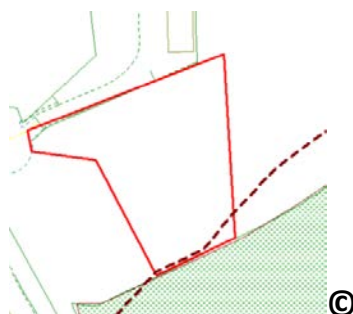
- Aerospace (30.3, 28.4, 33.16)
 - General Aviation Services (52.23)
 - High-end automotive including motorsport, electric/alternative energy vehicles, (29.1,29.3)
 - Computing, systems engineering and autonomous systems (62.01, 72.1)
 - Advanced flexible materials (13.96, 20.6)
 - Manufacture of fabricated metal products, except machinery and equipment (25.4, 25.5 and 25.6)
 - Manufacture of computer, electronic and optical products (26.1)
 - Renewable energy (27.1, 28.11)
3. Development for purposes falling within the above Standard Industrial Classification (SIC) Codes is automatically within the scope of the LDO. However, advanced engineering or manufacturing purposes which fall outside of the above SIC Codes, or for complementary or supporting or ancillary uses, would potentially also be acceptable, and where such purposes are proposed the Local Planning Authority, will make an assessment of each such proposed development to ensure that they are within the permitted uses under the LDO.
 4. Development outside the scope of the LDO will require the submission of a planning application.
 5. A minimum of 40% of the site area will need to be developed as floor space (3,900sqm).

Supporting information

1. A Local Development Order (LDO) has been adopted for Innovation Drive; any developments, whether progressed under the terms of the LDO or through any a planning application will need to adhere to the requirements as set out in the LDO.
2. A section of the eastern site is located within a Biological Heritage Site (BHS) and Protected Species are recorded on site, (including 4 amphibian species). The site is adjacent to deciduous woodland (priority habitat). Condition 11 of the LDO states no development is permitted within the boundary of the Biological Heritage Site and condition 12 of the LDO states all proposals shall be in accordance with the recommendations set out in the Ecology Study.
3. The Lancashire Ecological Network identifies part of the eastern site as within a stepping stone habitat for woodland.

EMP1/10 – Widow Hill Road South

Site Area: 0.63 hectares



This site is located on the existing Heasandford Industrial Estate and would be suitable for B2 and B8 uses.

Additional and Site Specific Policy Requirements and Design Principles

1. Vehicular access should be directly off Widow Hill Road.
2. New walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network. A public right of way is located to the south of the site which will need to be retained/re-routed within the site and improved as part of any development (dashed line on site plan above).
3. The existing established vegetative screening to the south and east of the site should be incorporated into a new landscaping scheme, reducing the impact of any development on the adjacent River Don-Brun Valley Biological Heritage Site and residential properties.
4. Potential ecological impacts should be considered on the site as it is adjacent to the River Don-Brun Valley Biological Heritage Site (green area on site plan above). Protected species including Great Crested Newt are recorded on site. The site itself is identified as a stepping stone habitat for grassland and woodland in the Lancashire Ecological Network and an ecology survey should be submitted to accompany any planning application which should indicate how the development will address impacts on protected species and priority habitats and maintain habitat connectivity in accordance with Policy NE1.
5. Contributions will be sought for the provision of a defined cycling route to the site in accordance with Policy IC4.

Supporting information - None

EMP1/11 and HS1/34 – George Street Mill (Mixed Use)

Site Area: 0.93 hectares



This site is located within Burnley Town Centre and would be suitable for B1 and C3 uses. The site has outline planning permission for a mixed use development of residential and commercial (B1) uses.

Additional and Site Specific Policy Requirements and Design Principles

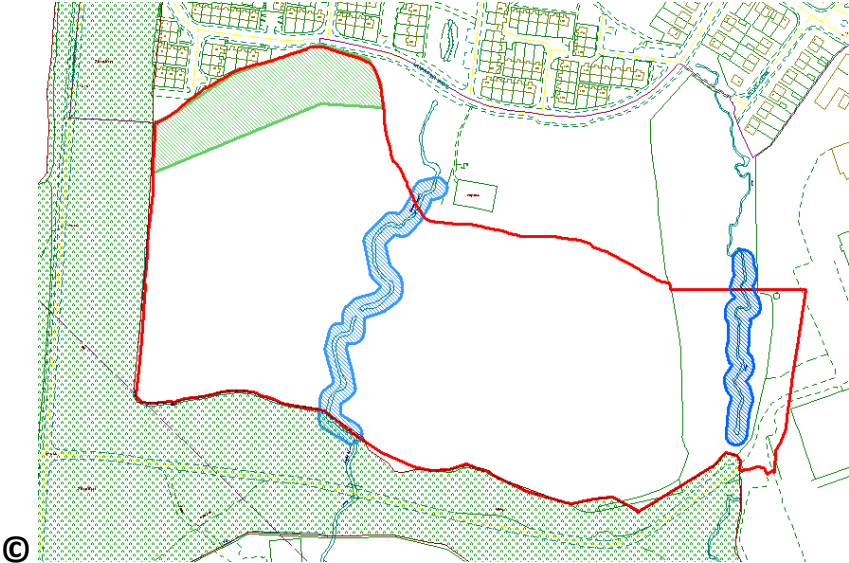
1. Any development on the site will need to provide the minimum amount of floorspace stipulated in planning permission APP/2013/0194 of 3,700sqm. However, an increase in the amount of B1 b and c floorspace on site would be acceptable and is encouraged.
2. Development will be expected to positively address its waterfront location; create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding historic townscape; and be of high design integrity

consistent with Policy SP5. Design and layout should positively address the level differences on the site and should contribute to an improved public realm consistent with the Weavers' Triangle Public Realm Strategy SPD.

3. The site includes Charlotte Street Mill, a non-designated heritage asset. The significance of heritage assets, including their settings, within and adjacent to this site should be conserved and, where possible, enhanced consistent with Policy HE2. Particular consideration should be given to the potential impact on the Canalside Conservation Area, the setting of the Grade II Trafalgar Mill and key views to landmark heritage assets that are visible from the site.
4. New walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network along the Leeds & Liverpool Canal.
5. Archaeological evaluation is required to assess the survival and significance of any remains from past industrial use. Should there be significant probability of surviving remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development.

Supporting information


1. The site lies within the Canalside Conservation area. The design and layout should address the potential impact on the setting and thus significance of the adjacent listed buildings, and on the Conservation Area in accordance with Policy HE2 and the adopted Public Realm Strategy for the Weavers' Triangle and Burnley Town Centre Public Realm Strategy SPDs.
2. George Street Mill is the site of a previous textile works, therefore, potential ground contamination issues will need to be considered in accordance with Policy NE5.
3. Due to the nature of the buildings, a bat survey is recommended.

EMP1/12 – Burnley Bridge Extension	Site Area: 10.27 hectares
	
<p>This site is located to the west of the existing Burnley Bridge Business Park and would be suitable for B1 (b and c), B2 and B8 uses (excluding outdoor storage).</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	

1. No built form should be developed within the green area (within the red edged boundary) on the above site plan; this should be landscaped as open space.
2. The scale, massing and materials used for the development should address the impacts on the adjacent residential properties and the surrounding countryside.
3. In view of the sensitivity of the site and potential impacts, a comprehensive masterplanned scheme for the whole site utilising high quality materials will be expected, accompanied by a visual impact assessment to determine the appropriate location and design of units. Due to the topography of the site, it is expected that any larger units will be located at the eastern part of the site and the buildings with a lesser impact in terms of scale, height and massing and/or landscaped car parking will be located to the north and west of the site.
4. A landscaping scheme should be submitted which includes the retention of the established trees on the site and measures for their protection. Additional screen planting will be expected to the south, west and north of the site.
5. An 8 metre easement around Shaw Brook and the stream to the east of the site is required (indicated in blue on the above site plan).
6. Vehicular access should be directly from the existing Burnley Bridge Business Park road network. No vehicular access to the west or north of the site will be permitted.
7. Contributions for off-site highway and junction improvements in accordance with Policy IC4 will be sought.
8. New walking and cycling routes will need to be provided on the site, connecting the new development to the existing route network on Lancaster Drive and the Padiham Greenway via the Burnley Bridge Business Park. There is a public right of way which crosses the east of the site which will need to be retained/re-routed within the site and improved as part of any development (dashed line on site plan above).
9. An ecology survey should also be submitted which addresses the potential impact of development on the adjacent Pollard Moor Biological Heritage Site to the south of the site boundary in accordance with Policy NE1.
10. Archaeological evaluation is required to assess the potential for buried remains of an historic farmstead (recorded in the HER) that lies on the southern boundary of the site. Should there be significant probability of surviving remains then field evaluation will be required consistent with Policy HE4; and any further investigation or recording works that may be necessary as a consequence of development. No archaeological investigation or recording is necessary for the remainder of the site.

Supporting information

1. The site is adjacent to the Pollard Moor Biological Heritage Site which is also identified as a core area for grassland in the Lancashire Ecological Network. The site may include Priority Habitat (deciduous woodland and neutral grassland). An ecology survey will be necessary which should show how any development will maintain and enhance habitat connectivity.
2. The site contains ordinary watercourses. Any development within the 8 metre easement would require consent from Lancashire County Council as the Lead Local Flood Authority.
3. The Burnley Highways Impact Assessment (2017) indicates that without mitigation the southern roundabout at Junction 9 of the M65 will be incapable of supporting additional development beyond the completion of the current Burley Bridge Business Park site.

<p>EMP1/13 – Shuttleworth Mead South</p>	<p>Site Area: 9.27 hectares</p>
	
<p>This site is located to the south of the existing Shuttleworth Mead Business Park and would be suitable for B1 (b and c), B2 and B8 uses (excluding outdoor storage).</p>	
<p>Additional and Site Specific Policy Requirements and Design Principles</p>	
<ol style="list-style-type: none"> 1. Attention is expected to be paid to the design and massing of buildings, particularly adjacent to the public vantage points along the A6068 and River Calder and be of a positioning and scale as to not dominate the riverside setting. 2. The majority of the site is identified within Flood Zone 2. The layout and design of any development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a Site Specific Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme. 3. If the submitted Flood Risk Assessment identifies an adverse impact on Padiham or impacts further down-river as a result of the development, contributions may be sought towards a flood alleviation scheme. 4. The site is adjacent to the River Calder, a main river. Any development within 8m of the top of the river bank may require an environmental permit for flood risk activities. Developers are encouraged to seek early engagement with the Environment Agency regarding design. 5. A Transport Assessment will be required for any proposed development. Contributions for off-site highway and junction improvements in accordance with policy IC4 will be sought if the development has an adverse impact on existing traffic flows. 6. Appropriate vehicular access to the site will need to be agreed. 7. New walking and cycling facilities and routes will need to be provided on site, connecting the new development to the existing route network in particular the public right of way (dashed line on the above site plan) to the north of the site and also to the road network on Shuttleworth Mead. In addition, contributions will be sought towards signposting to the Padiham Greenway from both Shuttleworth Mead South and the existing Shuttleworth Mead Business Park. 8. A landscaping scheme will be required which should include provision for new tree planting, 	

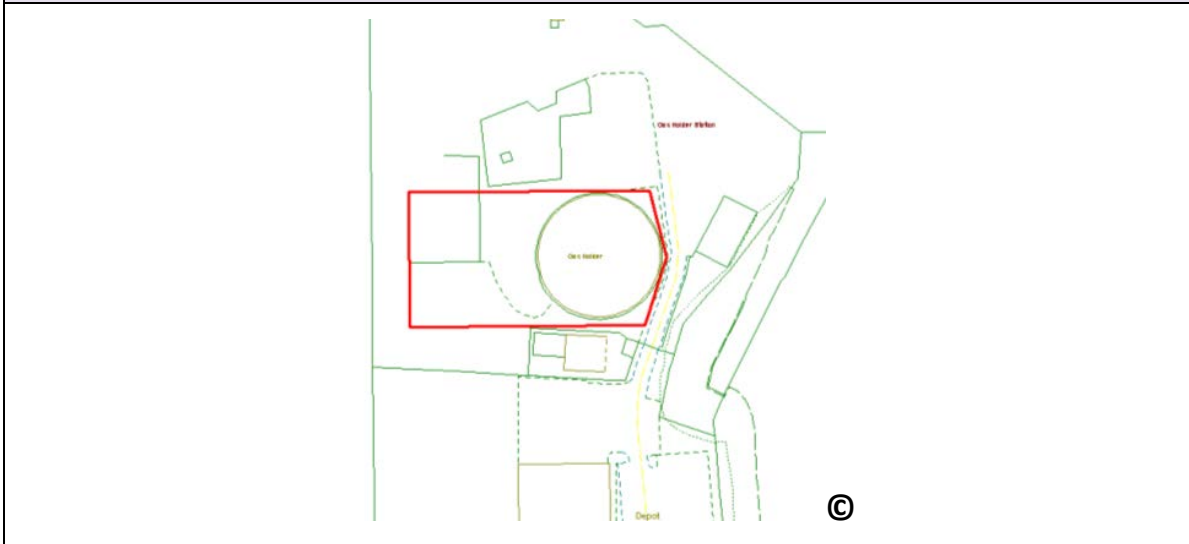
adjacent to the River Calder along with the retention of the established trees adjacent to the River Calder and A6068. Additional screen planting will be expected to the south and east of the site.

9. Potential ecological impacts will need to be considered as the site is known to house Protected Species. An ecological survey will be required to accompany any planning application identifying how Protected Species and Ecological Networks would be addressed in accordance with Policy NE1.

Supporting information

1. The site is known to house Protected Species and other Lancashire Biodiversity Action Plan species and Invasive/Non-native species. The site includes priority habitat (deciduous woodland) and is identified as part of the Lancashire Ecological Networks for woodland (stepping stone habitat) and grassland.
2. The detailed design of the scheme will need to address potential impact on the setting and thus significance of the Listed Building at Workhouse Farm in accordance with Policy HE2.
3. Pylons and powerlines are located on the site. Any development will need to consider this and liaise with National Grid to determine building heights and siting.
4. Appropriate vehicular access to the site will need to be agreed in consultation with Lancashire County Council highways engineers. The two alternative options of access through Shuttleworth Mead or directly from the A6068 should be examined.

EMP1/14 – Stoneyholme Gas Works **Site Area: 0.5 hectares**



This site is located on Oswald Street and would be suitable for B1 (b & c) and B2 uses.

Additional and Site Specific Policy Requirements and Design Principles

1. Potential ecological impacts will need to be considered as the site may house Protected Species. An ecological survey will be required to accompany any planning application identifying and addressing any Protected Species present in accordance with Policy NE1.
2. An appropriate hard and soft landscaping scheme should be submitted which provides for adequate screening and appropriate boundary treatment.

3. Contributions for off-site highway and junction improvements in accordance with Policy IC4 may be sought to address any adverse impact on existing traffic flows onto Brougham Street.

Supporting information

1. The site is within 50m of a Biological Heritage Site (BHS) and adjacent to the Lancashire Ecological Network for grassland and woodland. Development will need to address any impacts on the BHS and ensure links are maintained as part of any development. This could be incorporated into the landscaping of the site.
2. As a former industrial site, contamination investigations and the appropriate remediation will be required in accordance with Policy NE5.

Improving and Making Best Use of Existing Employment Land

National Planning Policy Background

5.2.18 The NPPF indicates that local planning authorities should support existing business sectors, taking into account whether they are expanding or contracting, and that they should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.

5.2.19 The NPPF indicates that where there is no prospect of a site being used for employment use, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Issues

5.2.20 It is important to ensure that there are sufficient employment sites to meet future needs and to enable existing businesses to grow. Whilst the provision of new sites will make a very important contribution to the supply of employment sites, it is existing provision that will provide most of the supply. It is therefore vital that best use is made of existing employment premises where these still meet or can be upgraded to meet modern business requirements.

5.2.21 Employment sites can come under pressure for alternative and/or higher value development uses e.g. housing or retail use and whilst this may be acceptable or welcomed in some locations e.g. in town centres or residential areas, the cumulative loss of employment sites will have an adverse effect on business and jobs wishing to establish, expand or relocate.

5.2.22 The borough's employment sites are home to a wide variety of businesses from large scale factories and distribution warehouses to small scale local garages or business start-up units. Whilst these are all important, the wide variety and nature of these sites means that it is not practical to seek to protect them all for future employment use. Some older industrial floorspace in the borough is vacant, in poor condition or has poor vehicular access and some existing premises can be incompatible with adjoining uses. However, this is not always the case and small sites and traditional or older buildings of this type can be successfully reused without causing a nuisance and can provide lower cost premises for some businesses.

5.2.23 The borough has a number of larger established industrial and business estates which provide the most flexible supply of land and premises and have good vehicular access to accommodate larger industrial vehicles. It is essential for the borough's economic prosperity that these areas are protected.

Policy EMP2: Protected Employment Sites

1) The following employment sites as defined on the Policies Map will be protected for B1 b and c, B2 and B8 uses (Use Classes).

EMP2/1 Shuttleworth Mead

EMP2/2 Network 65

EMP2/3 Rossendale Road

EMP2/4 Hesandford & Innovation Drive

EMP2/5 Burnley Bridge

EMP2/5 Liverpool Road (also to include Futaba-Tenneco)

EMP2/6 Smallshaw Industrial Estate

EMP2/7 Healey Wood

Supporting New and Existing Businesses

National Planning Policy Background

5.2.24 Alongside the protected employment sites there are a wide range of other existing employment sites and premises which provide employment opportunities for local people and which meet the different industrial, business and commercial requirements of the borough including premises for small scale local uses. As discussed above, some of these premises do not meet modern business needs.

5.2.25 Whilst the Council would wish to support the retention and improvement of many of these sites and premises and will support their upgrading or expansion in suitable locations, it is recognised that such premises can come under pressure for alternative and/or higher values uses. In accordance with paragraph 22 of the NPPF, the Council will not insist on the retention of employment uses on sites and premises outwith the Protected Employment sites identified above, except where the loss would prejudice the operating conditions of other remaining employment uses e.g. by proposing a new use which is likely to cause conflicts with existing business operations.

Policy EMP3 Supporting Employment Development

New and Improved Sites and Premises

1) The expansion and upgrading or establishment of new business premises within the Development Boundaries will be supported where they comply with other relevant policies in the plan and where:

- a) They do not by reason of the nature of their operation or vehicle access arrangements, have an unacceptably negative impact on surrounding uses, residential amenity or the environment; and**
- b) They do not (either individually or cumulatively) through their form and design have an unacceptable impact on the landscape or townscape.**

Loss of Sites and Premises

2) The loss of existing employment sites and premises (not protected under Policy EMP1 or

EMP2) to alternative uses will be permitted where:

- a) **Redevelopment does not prejudice the lawful operating conditions or viability of adjacent land uses, and:**
 - i) **The floorspace to be lost is less than 1,000m²; or**
 - ii) **Where the floorspace is greater than 1,000m² it is demonstrated through comprehensive marketing of the premises/land for at least 12 months that the continued use of the premises/land for employment use is not viable.**

Office Development

5.2.26 The NPPF defines offices as a main town centre use. Town centre offices bring activity during the day, creating employment opportunities in sustainable locations and benefiting town centre shops and services by providing daytime customers. Office development, both the retention of existing and development of new offices should therefore be considered as part of a proactive planning approach towards town centres.

5.2.27 Office uses fall into two main types: B1 a) generally those 'back' offices without extensive visitor facilities and A2 'financial and professional' services generally those offices which provide services directly to the visiting public e.g. banks, estate agents.

5.2.28 The locational focus for commercial offices within the borough is within Burnley Town Centre which is the borough's administrative centre and contains a range of purpose built and converted premises. Generally B1a office uses demand larger premises and have less need to be located in the Primary Shopping Area than retail based town centre uses. (See Section 5.3)

5.2.29 Padiham Town Centre offers a wide range of A2 offices premises which form an essential part of its vitality and viability.

5.2.30 Whilst there has been some development of purpose-built offices outside Burnley and Padiham town centres, such as at Empire Business Park; and some new build office developments within Burnley town centre, most office accommodation continues to be provided through existing building stock and its conversion or upgrading.

5.2.31 The 2013 Retail, Leisure and Office Assessment indicated a net requirement for additional office floorspace across the borough of between 5,936 sqm to 28,310 sqm.

5.2.32 New office development will be directed to the Town Centres of Burnley and Padiham in line with Policy TC2 with local facilities (A2 use class) also supported within District Centres and elsewhere within the Development Boundaries of Burnley, Padiham, Hapton and Worsthorne where these serve a local demand. (For offices outside of the areas see Policy EMP5)

Policy EMP4: Office Development

New Offices

- 1) **The focus for new office development (B1a and A2 use classes) will be within Burnley and Padiham Town Centres as identified on the Policies Map.**
- 2) **New office development (B1a and A2 use classes) outside of the town centres will only be permitted where:**
 - a) **For A2 uses, they serve a clear local need/demand or are located within a defined**

District Centre;

- b) For B1a uses they meet the sequential test and impact assessment requirements set out in Policy TC2; and**
- c) They will not have a detrimental impact on adjacent residential or other uses.**

Loss of Offices

3) Changes of use from offices uses (B1a and or A2) in Town Centres to a non-town centre use will only be permitted where evidence has been provided to demonstrate that no demand has been forthcoming in the light of:

- a) The premises/site having been marketed to the Council's satisfaction for at least 12 months unless otherwise agreed with the Council, including using both traditional and web based marketing;**
 - b) The premises/site having been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions); and**
 - c) All opportunities to re-let having been fully explored, both in terms of altering the existing layout of the building and use as small/more flexible office units.**
- 4) Changes of use from of the upper floors of offices (B1a and or A2) in Town Centres to residential use will be supported subject to meeting the criteria set out in Policy TC2.**

The Rural Economy

Rural Businesses

National Planning Policy Background

5.2.33 The NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5.2.34 Policy SP4 sets out the overall development strategy for the borough and a hierarchy of settlements. It identifies the open countryside for the purpose of the policies in the Plan as being land outside of the development boundaries of these identified settlements. This open countryside

includes small villages or parts thereof, hamlets and groups of buildings, as well as isolated dwellings, farm and businesses.

5.2.35 The Council acknowledges the needs of rural businesses, the employment opportunities they create and the services, rural leisure and tourism facilities they can provide, and will be supportive of those enterprises that have genuine requirements to be located in the countryside.

Policy EMP5 Rural Business & Diversification

- 1) Proposals to expand existing or establish new businesses, including local retail uses and tourist facilities in the open countryside or within the main and small villages (Tier 3 and 4) will be supported where these meet the other relevant policy requirements of the Plan and where these:**
 - a) Support the retention or growth of an existing business or the establishment of a new enterprise and are at a scale that is appropriate to and in keeping with the area in which they are located;**
 - b) Comprise uses and services appropriate to a rural area;**
 - c) Represent appropriate home working enterprises at an existing dwelling;**
 - d) Are located within or immediately adjacent to the Development Boundaries or are well related to an existing group of buildings;**
 - e) In the design of any buildings, access and car parking arrangements are in keeping in terms of their scale and character with the surrounding landscape and would not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network; and**
 - f) Do not have an unacceptably negative impact on residential amenity.**
- 2) In addition to the above requirements, the Council may also consider favourably new tourist facilities in the wider open countryside where:**
 - a) The proposed facility by virtue of its specialist nature has a clear need to be located close to an existing tourism asset; or**
 - b) It can be demonstrated through a supporting statement that the facilities will add to the borough's tourism offer and there are no suitable sites within the Development Boundaries.**
- 3) In appropriate cases, permitted development rights will be withdrawn in order that subsequent changes of use or alterations and extensions can be properly considered.**

Conversion of Rural Buildings

National Planning Policy Background

5.2.36 The NPPF in paragraph 55 states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. These include where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

5.2.37 The re-use of buildings in the countryside, particularly those that are disused and of traditional construction, can make a valuable and attractive contribution to providing housing,

employment space, farm diversification opportunities or leisure or tourism opportunity and can protect historic and landscape features.

5.2.38 The Council will support the re-use of buildings in the countryside provided they are of permanent construction, can be converted without major rebuilding and the proposed use and extent/design of any alterations works is appropriate in terms of its location and the impact on the building in question. The conversion of isolated buildings particularly where these require new access roads/tracks or schemes extensive ancillary buildings or engineering works will not normally be supported in view of the landscape impact.

Policy EMP6: Conversion of Rural Buildings

- 1) The re-use and conversion of existing buildings outside of the development boundaries to new uses will be supported where they meet other relevant policy requirements and:**
 - a) The building is of a permanent and substantial construction, is structurally sound and capable of conversion and that any important architectural and historical features are retained;**
 - b) The conversion can be carried out without major extensions to the existing building or the construction of ancillary buildings;**
 - c) The conversion does not adversely affect the character, rural setting and appearance of the surrounding landscape;**
 - d) Suitable services can be made available and vehicular access can be created without the need for substantial engineering works or works which would significantly adversely affect the character and landscape setting and/or the locality;**
 - e) The proposal safeguards the roosting or nesting habitat of any Protected Species present; and**
 - f) The type of use proposed is of a scale and type that is appropriate to a rural area and the specific location.**
- 2) In appropriate cases, permitted development rights will be withdrawn to ensure future alterations, extensions and minor works which could have and significant adverse impact on the landscape can be properly considered.**

Equestrian Development

National Planning Policy Background

5.2.39 The NPPF in para 28 states that planning policies should “promote the development and diversification of agricultural and other land based industries....and support leisure developments which respect the character of the Countryside”.

5.2.40 Equestrian Enterprises, including equestrian centres, stables, studs and livery yards, can provide valuable rural employment and diversification opportunities for existing farms. However, many equestrian and stable developments are not directly related to agriculture or businesses. Equestrian developments and horse related activities have landscape impacts that require careful consideration, particularly ensuring that the cumulative effect of fencing, access roads, stables, ménages and ancillary buildings does not lead to over-development in the countryside.

5.2.41 Preference will be given to locating such uses within existing settlements, farmsteads, and reusing existing buildings where possible to reduce the impact on the landscape. Locations which are close to existing settlements or groups of buildings may also be supported. Sites should be accessible to both the highways and bridleway network.

Policy EMP7: Equestrian Development

1) Proposals for the development of stables and equestrian facilities in rural areas will be supported subject to the following criteria:

Access

a) The site must have a vehicle access which is satisfactory in highway terms or it must be capable of being achieved without adversely affecting the character of the rural landscape;

Siting and Scale

b) New, freestanding stables and equestrian facilities will only be permitted where they are closely related to existing farm buildings or other groups of buildings, are well screened and do not cause harm to the visual amenity, openness or rural character of the area;

c) Equine Developments should be sited at an adequate distance from neighbouring residential properties. The separation distance will be dependent on the scale and impact of the development proposed;

d) Ancillary development including ménages, storage facilities, hard standing, access tracks, exercise pens should be a minimum size necessary and should not encroach unduly into open countryside. Provision should be made for storing equipment to minimise the impact on the visual amenity of its surroundings;

Design and Materials

e) Where stables are permitted they should be designed and constructed to be fit for purpose, but also in materials appropriate to the rural area;

f) The conversion of existing buildings to equestrian centres or stables will be acceptable subject to other planning requirements being met;

General

g) Applications for the floodlighting of existing riding arenas or for developments including the provision of floodlighting will not be approved where there will be an unacceptable visual or landscape impact or an unacceptable impact on highway safety. Floodlights will not be permitted where neighbouring properties will be subject to unacceptable levels of attendance glare; and

h) Applications should be submitted with a pasture management plan.

Policies in this Section:

TC1: Retail Hierarchy	TC5: Uses within the Weavers' Triangle
TC2: Development within Burnley and Padiham Town Centres	TC6: District Centres
TC3: Burnley Town Centre - Primary and Secondary Frontages	TC7: Hot Food Takeaways
TC4: Development Opportunities in Burnley Town Centre	TC8: Shopfront & Advertisement Design

5.3 Town Centres, Retail and Leisure

Introduction

5.3.1 National planning policy as set out in the National Planning Policy Framework (NPPF) states that local plans should set out policies for the management and growth of town centres over the plan period, recognising them as the heart of their communities and pursuing policies to support their viability and vitality.

5.3.2 The NPPF defines retail and leisure uses as main town centre uses which should be located in town centres as they play a crucial role in supporting their vitality and viability.

5.3.3 Burnley is the main centre within the borough providing shopping, services and public administration. Padiham town centre is smaller in size reflecting its role as a market town with a local retailing function that serves a wide rural area. The borough has eight other centres which the plan defines as district centres.

5.3.4 This chapter sets out the retail hierarchy for the borough, defines the town centre boundaries and sets out specific policies for retail, office and leisure development, hot food takeaways, advertisements and shopfront design.

Retail Capacity

5.3.5 The 2013 Retail, Office and Leisure Assessment of Burnley and Padiham Centres (ROL) completed by Nathaniel Lichfield and Partners assessed the future need and capacity for retail and leisure floorspace over the period to 2026. It concluded that:

- In terms of convenience floorspace, existing stores in the borough have the capacity to absorb growth over the period 2013 to 2026.
- By 2018, there would be capacity for 607 sq.m. net of additional comparison goods floorspace in Burnley town centre. This rises to 2,104 sq.m. by 2023 and 3,390 sq.m. by 2026. Since 2013 a reconfiguration of units in the Charter Walk shopping centre and the reoccupation of larger vacant units such as the JJB store on St James' Street have accounted for 863 sq.m of additional floorspace. The ROL states that the opportunity to re-occupy further vacant units (particularly larger floorplates) and further improvements to Charter Walk should be explored before less central sites are allowed to come forward for development as main town centre uses.
- In Padiham, there is only limited capacity for additional comparison goods floorspace (up to 147 sq.m. by 2026).

- Existing commercial leisure facilities are sufficient to support the catchment population although qualitative improvements to cinema provision may attract more users.
- There is scope for new restaurants, cafés and takeaways in Burnley town centre as there is currently a lower than average proportion of these uses.

5.3.6 An update was carried out in 2014⁵³ for Padiham which looked at the changes in shopping patterns and composition of use since the previous study, following the opening of a Tesco supermarket. The study concluded that the health of the town centre had improved since 2012.

Hierarchy of Centres

5.3.7 The NPPF⁵⁴ states that Local Plans should define a network and hierarchy of centres. The retail hierarchy aims to promote sustainable development by focusing retail and service provision in the areas that are most accessible to the largest proportion of the population, ensuring that people do not travel further than they need to access everyday goods.

5.3.8 New retail development will therefore be focused in the two town centres of Burnley and Padiham. The NPPF indicates that a network and hierarchy of centres that is resilient to anticipated future economic changes should be identified.

Burnley Town Centre

5.3.9 Burnley town centre is the principal retail destination in the borough and performs a sub-regional role for shopping, services, leisure and public administration. The ROL Assessment 2013 found that Burnley town centre provides a broad retail offer which includes high street multiples and a large indoor market.

5.3.10 The centre is easily accessible and provides a safe and pleasant environment for visitors, although some of the more peripheral shopping areas have higher levels of vacancies and a poorer quality physical environment. There is a good range of public services in the town, e.g. St Peter's health and leisure centre and the Mechanics - an established theatre and music venue, but the lack of entertainment and café/restaurant uses means that there is a relatively narrow night time economy offer.

Burnley Town Centre Boundary (see inset map)

5.3.11 The NPPF⁵⁵ indicates that Local Plans should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages and set policies that make clear which uses will be permitted in such locations (see later or glossary for definitions).

5.3.12 The 2013 ROL Assessment noted that the 2006 Local Plan showed a widely drawn Town Centre boundary that included the Weavers' Triangle and the Anchor and Yorkshire Street Retail Parks as well as a number of employment land allocations. The study recommended that the Council should consider reducing the Town Centre boundary to focus on the areas where town centre uses exist, namely, the area contained by Queen's Lancashire Way, Church Street, Centenary Way and Active Way. A new Town Centre boundary has been drawn to reflect this recommendation.

⁵³ Padiham Retail Update, March 2014 – Nathaniel Lichfield & Partners

⁵⁴ Paragraph 23

⁵⁵ Paragraph 23

Padiham Town Centre

5.3.13 Padiham town centre performs a supporting role to Burnley in the retail hierarchy. It comprises a range of independent and specialist shops, banks and professional services and a Tesco store which opened in 2012, located on the edge of the town centre. The town centre has a distinct architectural identity with traditional shopfronts creating an attractive market town environment. Building on this, and the range of specialist shops, the town is being promoted as a niche shopping destination.

5.3.14 The Retail, Office and Leisure Assessment highlighted issues including the town centre's limited comparison retail offer, poor pedestrian accessibility along narrow streets and the use of Burnley Road as a through route.

Padiham Town Centre Boundary (see inset map)

5.3.15 Padiham is a small compact centre. The 2006 Local Plan town centre boundary related well to the concentration of town centre uses and, although the Retail, Leisure and Office Assessment suggested that the town centre boundary should be extended to include the Tesco store on Lune Street, it is not proposed to change the boundary to include this store because the preferred strategy is to concentrate uses along the main thoroughfare.

District Centres

5.3.16 District Centres perform an important role in providing a range of facilities within walking and cycling distance of where people live and work. It is recognised, however, that district centres, along with town centres and local shops will continue to face considerable competition as people choose to do more of their shopping in large superstores and retail warehouses, or order goods and services online. It will be important for District Centres to provide and retain a range of shops and a quality of environment that will enable them to compete more effectively.

5.3.17 Policy TC1 sets out a clear retail hierarchy which guides explains the policy choices and allocations set out in the Plan.

Policy TC1: Retail Hierarchy

1) New retail development should be of an appropriate scale according to its location within the retail hierarchy:

Town Centres:

Burnley

Padiham

District Centres:

Briercliffe Road

Colne Road

Accrington Road

Coal Clough Lane

Harle Syke

Pike Hill

Rosegrove

Lyndhurst Road

Town Centres

5.3.18 The NPPF indicates that planning policies should promote competitive town centre environments and set out policies for their management and growth; and recognise the important role of centres as the heart of their communities for which policies to support their viability and vitality should be pursued

5.3.19 Town centres provide a range of functions, infrastructure and services that attract users and investors. While town centres continue to play a vital role in providing a focus for economic activity, transport and civic functions, it is important to recognise that their traditional role is changing, particularly in relation to retailing. If Burnley and Padiham centres are to remain vibrant, it is important to establish a clear direction for each centre.

5.3.20 The NPPF states that planning policies should require applications for main town centre uses⁵⁶ to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

5.3.21 The NPPF also states that this sequential approach should not be applied to small scale rural offices or other small scale rural development (see Policies EMP4 and 5). The Local Plan also proposes specific exceptions e.g. in District Centres (Policy TC6), local and rural offices and facilities (Policies EMP4 and EMP5), and for uses in the Weavers' Triangle (Policy TC5).

Impact Assessment Thresholds

5.3.22 The NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq.m).

5.3.23 The assessment should consider the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

5.3.24 Individual thresholds⁵⁷ for retail development have therefore been set for Burnley and Padiham:

- Burnley – 1,000 sq.m gross and above
- Padiham – 500 sq.m gross and above

⁵⁶ See NPPF Glossary: These are Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

⁵⁷ Thresholds were recommended as part of the Retail, Leisure and Office Assessment 2013 (NLP)

5.3.25 The NPPF states that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

Policy TC2: Development within Burnley and Padiham Town Centres

1) The Council will seek to maintain and enhance the retail and service function of Burnley and Padiham Town Centres, the boundaries of which are defined on the Policies Map. Main Town Centre Uses which accord with other relevant policies elsewhere in the Plan will be supported in the following locations:

- a) Proposals for retail development (A1 Use Class) will be supported within the Primary Shopping Area for Burnley or within the Town Centre of Padiham.**
- b) Proposals for comparison retailing (A1 Use Class) should normally be located within the Primary Shopping Area of Burnley or within the Town Centre of Padiham.**
- c) Proposals for convenience retailing (A1 Use Class) will be supported within the Town Centres of Burnley and Padiham.**
- d) Subject to the limits set out in Policy TC3, proposals for other retail uses (A2-A5) and other main town centre uses will be supported within the Town Centres of Burnley and Padiham.**

Sequential Test⁵⁸

2) Proposals for comparison retailing (A1 Use Class) that do not comply with 1) b) due to a lack of suitable sites are required to be located in accordance with the following sequential test:

Burnley:

- a) Edge of Centre locations (300m of the Primary Shopping Area); other Town Centre locations; edge of centre locations (300m of the Town Centre Boundary); out of Centre.**

Padiham:

- b) Edge of Centre locations (300m of the Town Centre Boundary); out of centre.**

3) Proposals for convenience and other retailing (A1 to A5 Use class) and other main town centre uses are required to be located in Town Centres. Where suitable sites are not available, these are required to be located in accordance with the following sequential test: Edge of Centre locations (300m of the Town Centre boundary) out of centre.

4) When considering the sequential tests above, preference will be given to accessible sites that are well connected to the Primary Shopping Area /Town Centres. Applicants will be expected to demonstrate flexibility on issues such as format and scale.

Impact Assessment

5) Proposals for main town centre uses which do not comply with 1) a) to d) above, or are not specifically allocated for town centre uses, should be supported by an Impact Assessment addressing the following:

⁵⁸ This requirement does not apply to small scale rural or local uses (Policies EMP4 and EMP5). Separate policy provisions also apply in District Centres - Policy TC6 and for uses in the Weavers' Triangle - Policy TC5 .

- a) **The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and**
 - b) **The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.**
 - 6) **The requirement for an Impact Assessment will apply to proposals of the following size/type:**
 - Retail:**
 - i) **Burnley – 1,000 sq.m gross and above**
 - ii) **Padiham – 500 sq.m gross and above**
 - Other Main Town Centre Uses:**
 - iii) **2,500 sq.m and above**
 - 7) **Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors set out in 5 a) and b), it will be refused.**
- Residential**
- 8) **Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where:**
 - a) **Within Burnley Primary Shopping Area and within Padiham Town Centre these are located on upper floors;**
 - b) **In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses.**
 - c) **The development does not prejudice the lawful operating conditions or viability of adjacent land uses.**

Primary Shopping Areas

5.3.26 To promote vibrant and attractive town centres it is important that a critical mass of retailing uses is maintained within their core shopping areas. In line with paragraph 23 of the NPPF this is achieved through identifying Primary Shopping Areas in town centres i.e. defined areas where retail development is concentrated. The NPPF states that these should generally comprise Primary Frontages which are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods and Secondary Frontages which provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses; and set policies that make clear which uses will be permitted in each.

5.3.27 Padiham is a small compact centre and it is not considered necessary or appropriate to identify separate Town Centre and Primary Shopping Area boundaries. For the purposes of retail and town centre planning the Primary Shopping Area in Padiham is one and the same as the Town Centre and no Primary or Secondary Frontages are identified.

5.3.28 The Primary Shopping Area for Burnley is shown on the Town Centre Inset Map.

Primary and Secondary Frontages

5.3.29 **Primary Frontages** contain the greatest concentration of shops (A1 retail use), attract the greatest number of customers and underpin the vitality and viability of the town centre. Retail should remain the principal and dominant land use within these areas. The Council will not support uses that do not complement or support their predominantly retail character and will seek to retain retail uses (Use Class A1) and maintain a continuous ground floor retail frontage with a limited range of associated and complimentary uses such as cafes, banks, and pubs (A2 A3 and A4 use classes).

5.3.30 **Secondary Frontages** support the retail function of the primary frontage of the centre. Generally these provide a reasonable proportion (around 50% or more) of retail uses, which are complemented by a wide range of other services such as cafés, pubs and estate agents. Whilst the Council will not support uses that undermine their predominantly retail character a greater proportion of non-retail will be permitted compared to Primary Frontages in recognition that Town Centres need to perform a function beyond retail uses to ensure their vitality and viability. Suitable non-retail uses may include banks, building societies, employment centres, small service offices, advice centres, clinics and other health and welfare services, theatres, restaurants and community uses.

5.3.31 Burnley's Primary and Secondary Retail Frontages generate active street frontages during normal daytime trading hours. In order to protect and strengthen the retail offer in the Town Centre the Council will seek to control the use of ground floor premises in shopping streets through the exercise of its planning powers to safeguard and enhance the vitality and viability of the Town Centre.

5.3.32 There have been recent changes to permitted development rights extending the existing changes of use that do not require planning permission. Whilst some such proposals still have to go through a 'prior approval process', the Council currently has limited control over some of these changes of use e.g. from A2 office and A1 to residential use.⁵⁹

Policy TC3: Burnley Town Centre - Primary and Secondary Frontages

1) The Primary and Secondary Frontages within Burnley Town Centre are defined on the Policies Map.

Primary Frontages

2) Proposals for changes of use, including through redevelopment, from retail (Class A1) to other uses at ground floor level will only be permitted where the proposal would not result in a concentration of non-A1 uses which would cumulatively (including any unimplemented planning permissions) amount to more than 20% of the length of the Primary Frontage within any one of the defined sections.

Secondary Frontages

3) Proposals for changes of use, including through redevelopment, from retail [Class A1] to other uses at ground floor level will only be permitted where the proposal would not result in a concentration of non-A1 uses which would cumulatively (including any unimplemented planning permissions) amount to more than 40% of the length of the Secondary Frontage within any one of the defined sections.

⁵⁹ The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Burnley Town Centre Development Opportunities

5.3.33 The NPPF states that in drawing up Local Plans, local planning authorities should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development in town centres. It is important that the needs for these main town centre uses are met in full and are not compromised by limited site availability.

5.3.34 The 2013 ROL Assessment concluded that there is no capacity i.e. need, for additional convenience floor space in Burnley Town Centre. The study identifies capacity i.e. need for 3,390 sq.m of comparison floor space over the period to 2026. The Assessment does not quantify a requirement for other town centre uses including leisure, restaurants and cafes. The study does however conclude that some of these uses are underrepresented in the town centre and an increased representation would contribute to the vitality and viability of the town centre.

5.3.35 The assessment recommended that the opportunity to re-occupy large vacant units and the potential for further improvements to the Charter Walk shopping centre should be explored before less central sites are considered. The study also included an assessment of the suitability of a number of sites within and adjacent to the Town Centre to accommodate the identified capacity. The former Pioneer, Curzon Street site within the Town Centre boundary was considered to be the most appropriate location to provide a comprehensive comparison retail and leisure development and this suggestion is proposed to be taken forward in the Local Plan.

5.3.36 Since the ROL Assessment was completed, a part of Charter Walk has been redeveloped creating larger floorplates by extending and utilising upper floors, and the large JJB store on St. James' Street has been re-occupied, creating an additional 863 sq. m of retail space. There is capacity within Charter Walk to accommodate at least a further 1,800 sq.m of additional comparison floor space. This, together with the allocation of the Curzon Street site for a minimum of 1,500 sq. m of retail floorspace, will ensure that the needs for town centre comparison shopping uses are met in full.

5.3.37 Development proposals within Burnley Town Centre will need to take into account the impact on the provision of car parking spaces within the Town Centre in line with Plan's Parking Standards and the Council's Car Parking Strategy.

5.3.38 The 2013 ROL Assessment also identified a net requirement for additional office floorspace across the borough ranging from 5,936 sq. m to 28,310 sq. m. It concluded that it was difficult to assess what proportion of this should be distributed to Burnley and Padiham town centres, but that due regard should be given to the sequential approach set out in the NPPF and the requirement for such uses to be located within town centres. It recommended that the Council focuses upon improving the current Burnley town centre office provision.

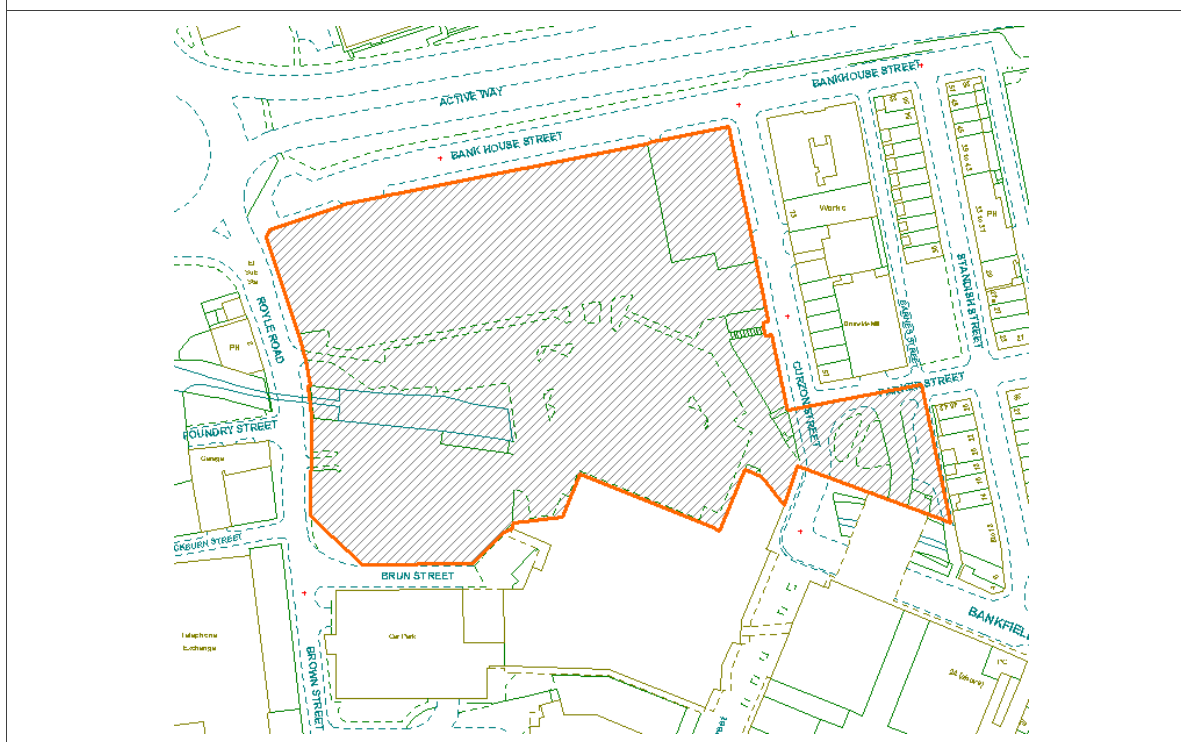
Policy TC4: Development Opportunities in Burnley Town Centre

1) Development opportunities within Burnley Town Centre have been identified. These are shown on the Policies Map. Within these sites planning permission will be granted for a range of town centre uses, either as stand-alone uses or as a mix of uses, as indicated below:

Site Ref.	Site Name	Area(ha)	Acceptable Uses
TC4/1	Former Pioneer, Curzon Street	1.65	Mixed use development comprising or including A1 uses together with other A2, A3, A4, B1a C1 or D2 uses. C3 and A5 uses would only be acceptable as an ancillary part of a mixed use scheme.

TC4/2 & EMP1/8	Thompson Centre	0.68	This site is located within Burnley Town Centre and would be suitable for a mix of B1(a), A2 and A3 uses. The site will be protected for B1(a), A2 and A3 uses (at ground floor) under Policy EMP2. See EMP1 for policy requirements.
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TC4/1 – Former Pioneer, Curzon Street **Site Area 1.65 ha**



The site is located within the Town Centre on the edge of the Primary Shopping Area and is suitable for a mix of retail, office and leisure uses comprising or including A1 uses together with other A2, A3, A4, B1a C1 or D2 uses. C3 and A5 uses would only be acceptable as an ancillary part of a mixed use scheme.

Additional and Site Specific Policy Requirements and Design Principles

- Uses**
1. A minimum of 1,500 sq.m (net) of A1 comparison floorspace must be included within the mix of uses.
- Quality and Design**
2. The site is located on a Key Gateway into Burnley Town Centre. Development will be expected to reinforce the site's Key Gateway role. An opportunity exists to create a new townscape and a positive and appropriate relationship with surrounding buildings and spaces. A substantial building of high quality is envisaged to the north west corner of the site (a minimum of 3 storeys) addressing Active Way, with specific attention also given to the frontages to Active Way and Curzon Street to ensure an attractive and permeable edge to the town centre.
 3. Key buildings should use a palette of materials which includes high quality locally distinctive materials in accordance with Policy SP5. High quality suitable and complementary contemporary materials and designs may also be acceptable.

4. The site is within an area at risk of flooding, the majority of it lying within Flood Zone 2. The layout and design of any development should take account of the recommendations of the Council's Strategic Flood Risk Assessment. Any development will need to be accompanied by a site specific Flood Risk Assessment in accordance with Policy CC4 and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate sustainable drainage scheme.
5. The site has local archaeological significance. A formal programme of archaeological investigation is required including trial trenching and recording of surviving elements on site. Further investigation or recording works may be necessary dependent upon the results of the trial works.

Public Realm

6. Proposals should contribute to an improved public realm consistent with the Burnley Town Centre Public Realm Strategy SPD with clear, safe and convenient pedestrian linkages to the existing Primary Shopping Area. Bank House Street is setted and this surface could be incorporated into the new public realm scheme and the scheme should incorporate the River Brun as a feature. To reduce flood risk, improve the quality of the River Brun and enhance the amenity value it brings to the town centre public realm, the opening up of the culverted section of the river within the site should be explored, taking account of the Council's Strategic Flood Risk Assessment

Supporting Information

1. The River Brun crosses the site both as an open watercourse and in culvert. Proposals will need to take account of the easement requirements of the Environment Agency to provide unobstructed access to the open water course for inspection and maintenance

The Weavers' Triangle

5.3.39 The central section of the Canalside Conservation Area is known as the Weavers' Triangle. This is an area with an immense sense of place, industrial scale and distinctive canal engineering covering 22 hectares and including 35 listed buildings, 35 locally listed buildings and 1 Scheduled Monument.⁶⁰

5.3.40 Occupying a position above and to the south-west of the town centre, the Weavers' Triangle represents the core section of the industrial canal length in Burnley where an impressive sequence of mills, weaving sheds and canal-related features enclose the 1.38 kilometre stretch of the Leeds & Liverpool Canal. This area is widely recognised as being one of the most important Victorian industrial districts in the North West. However this fine historic townscape has suffered greatly from economic decline which has resulted in neglect, low property values and lack of investment in the built fabric of the area.

5.3.41 The Weavers' Triangle is a focus for heritage led regeneration, a long term process of change utilising the canal, historic buildings and location close to Burnley Town Centre to create a quality environment for new business investment, employment and leisure, living and learning

⁶⁰ The Canalside Conservation Area Appraisal and Management Plan provides a detailed assessment of the elements that define the special interest, character and appearance of the Conservation Area and sets out a Management Plan for its preservation and enhancement

opportunities that will have a lasting and significant impact on the economic future of the borough. A Public Realm Strategy SPD⁶¹ was adopted in 2011 and this establishes the key principles for the design of the public realm with an overriding purpose of ensuring a sensitive, coherent, high quality design future that stimulates the economic, social and cultural potential of the area. A Townscape Heritage Initiative (THI)⁶² supported by the Heritage Lottery Fund has been instrumental in unlocking the potential of the area as a unique and vibrant historic quarter, and has worked with private sector partners to:

- Bring vacant and underused heritage assets back into economically viable uses
- Provide quality repairs; reinstatement of architectural features; and enveloping works to heritage assets in advance of their rehabilitation
- Enhance the settings of key historic buildings through land reclamation, the restoration and upgrading of the canalside environment, public art, historic street surfaces and other features in the public domain in which new building and further private restoration can continue.

5.3.42 Regeneration within the Weavers' Triangle will continue to evolve as remaining undeveloped sites and heritage assets are brought forward. New development will be expected to positively address its waterfront location; create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding historic townscape; and be of high design integrity consistent with Policy SP5.

5.3.43 Development should positively address the significance of heritage assets, including their settings, within and adjacent to this site which should be conserved and, where possible, enhanced consistent with Policy HE2 and HE3.

Appropriate uses within the Weaver's Triangle

5.3.44 The area currently includes a wide range of uses; education, residential, employment, leisure, food and drink and retail.

5.3.45 The area falls outside the Burnley Town Centre boundary where town centre uses such as retail, office and leisure and retail should be focussed in accordance with Policy TC2. However, given the unique setting, scale and importance of the Weavers' Triangle for the regeneration of the town and the need to ensure viable uses for the area's historic buildings, a flexible approach to an overall mix of uses will be adopted in accordance with Policy TC5. This policy only addresses uses, development proposals will need to address all other policy requirements including SP5, HE2 and HE3.

Policy TC5: Uses within the Weavers' Triangle

- 1) The Council will work to secure a vibrant and sustainable mix of uses within the Weavers' Triangle as defined on the Policies Map.**
- 2) A mix of uses including residential and town centre uses (as defined in the NPPF) will be supported subject to applications for main town centre uses being accompanied by a planning statement setting out why the proposals should be seen as an exception to the sequential approach set out in Policy TC2 by virtue of :**

⁶¹ Public Realm Strategy for Weavers' Triangle SPD Adopted by Burnley Council 20th September 2011

⁶² Completed by November 2015

- a) **Their close association with the heritage of the Weavers' Triangle; or**
- b) **Their contribution to securing the viable future of a heritage asset.**
- 3) **Development must be of a type and scale that would not undermine the overall town centre first approach and in particular, the Primary Shopping Area.**
- 4) **In all cases proposals will be expected to be consistent with relevant design and heritage policies.**

District Centres

5.3.46 The NPPF in Section 8: Promoting Healthy Communities, requires local authorities to plan positively for shared space and community facilities such as local shops, meeting places, sports venues, cultural facilities, public houses and places of worship and other local services to enhance the sustainability of communities and residential environments. They should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

5.3.47 Policy TC6 together with Policies EMP4 and 5 and Policy IC5 reflect these aspirations.

5.3.48 The 2006 Local Plan adopted identified three District Centres and nine Local Centres. These suburban retail facilities are an important part of the shopping provision in Burnley and complement the retail, leisure and service provision in the town centres. However, they vary considerably in scale, role and function and have over recent years faced particular challenges in adapting to changing retail patterns. To inform the preparation of the new Local Plan the Council has reassessed the role, scale and function of the twelve centres and identified those which it considers fulfil the role of multi-functional district centres which are and should remain the focus for local services and retailing.

Policy TC6: District Centres

- 1) **Within and adjacent to the District Centres as defined on the Policies Map, development for appropriate commercial and community uses will be considered acceptable in principle providing that it satisfies other policies elsewhere in the Plan, and:**
 - a) **It is of an appropriate scale in relation to the centre; and**
 - c) **It does not unreasonably harm the amenities of local or adjoining residents or users.**
- 2) **Development which involves the loss of existing commercial and community uses in District Centres will only be supported where:**
 - a) **Redevelopment does not prejudice the lawful operating conditions or viability of adjacent land uses; and**

either:

 - i) **It would resolve an existing conflict with adjoining residents or users; or**
 - ii) **It is demonstrated through comprehensive marketing of the premises/land for at least 12 months that the continued use of the premises/land for commercial use is not viable.**

Hot Food Takeaways

5.3.49 Hot food takeaways represent a popular service for local communities and an important complementary use in Town and District Centres. They can also offer important economic development and employment opportunities. Nevertheless, it is recognised that hot food takeaways have a greater potential than retail uses to create disturbance and detract from residential amenity and environmental quality.⁶³ The degree of impact depends on a number of factors including the size of the proposed outlet, its target market and opening hours; premises may be closed during the day which results in inactive frontages or cause disturbance by opening late at night.

5.3.50 Hot food takeaways are often associated within unhealthy lifestyles. They do not directly cause obesity, but the majority of premises offer food which is energy dense and nutritionally poor, which can contribute to causing obesity.

Policy TC7: Hot Food Takeaways

Location

- 1) **Proposals for hot food takeaways will only be permitted in the following areas:**
 - a) **Within the areas of Secondary Frontage of Burnley Primary Shopping Area;**
 - b) **Within Padiham Town Centre; or**
 - c) **Within in a defined District Centre.**
- 2) **Outside of these areas hot food takeaways will normally only be permitted where the property does not physically adjoin residential properties or other sensitive uses outside of the applicant's control.**
- 3) **Proposals for hot food takeaways will only be permitted in the locations set out above where they satisfy other relevant policies of the Plan and the following criteria:**

Clustering

- a) **The proposal will not create an unacceptable concentration of similar uses in Burnley Secondary Frontage or Padiham Town Centre;**

Amenity

- b) **The proposal will not cause detriment to the free flow of traffic or residential amenity;**

Accessibility and parking

- c) **The location of the proposal is accessible by walking, cycling and public transport;**
- d) **They provide or are served by adequate parking spaces;**

Extraction of odours

- e) **They provide for appropriate extraction systems to effectively disperse odours⁶⁴. Such systems must:**
 - i) **have minimal impact on visual amenity, including location and external finish;**

⁶³ There are currently 39 licensed hot food takeaways within the borough (as of May 2016)

⁶⁴ Extraction equipment must at least meet the minimum standards set out in the guidance on control of odours and noise produced by the Department of Environment, Food and Rural Affairs (DEFRA) or other superseding standards

- ii) be acoustically attenuated; and
- iii) not have an unacceptable impact on the amenity of neighbouring occupiers;

Waste

- f) Their waste provision is appropriate to the scale and type of premises; and
- g) They provide appropriately sited bins for customers to use.

Hours of opening

- h) When determining the appropriate hours of opening, regard will be had to:
 - i) the likely impacts on residential amenity;
 - ii) the existence of an established late night economy in the area; and
 - iii) the character and function of the immediate area, including existing levels of background activity and noise.
- 4) Where appropriate, restrictions will be placed on opening hours through the use of planning conditions.

Shopfront & Advertisement Design

Shopfronts

5.3.51 The character, appearance and image of the borough's towns is a fundamental part of their attractiveness as destinations for shopping and leisure.

5.3.52 The character and appearance of towns is derived from their layout, the appearance of the buildings and spaces and the quality and design of shopfronts and advertisements. The relatively small size of the borough's towns renders them vulnerable to insensitive alteration and poor quality new development.

5.3.53 The purpose of a shopfront is to display goods for sale and to entice customers into the shop. An attractive and well-designed shopfront will create a good impression to potential customers. The shopfronts we value today did not come about by accident. Their design was deliberate to entice shoppers in, whilst following the politics and stylistic fashions of the day and also the technological limitations. Poorly designed new shopfronts and the widespread use of inappropriate materials and standardised designs has led to a loss of local distinctiveness. The facades of other commercial buildings such as banks, solicitor's offices, pubs and hotels, generally survive much better and are more immune to changes in fashion.

5.3.54 Shopfronts should be designed to respect the building within which they sit and the character of the area/streetscene. This is particularly important in historic buildings and areas, where traditional shopfronts should normally be retained or reinstated as would be insisted upon for listed buildings and traditional building in Conservation Areas in accordance with Policy HE2.

5.3.55 Shopfront security measures such as or grilles or shutters should normally be positioned behind the glazing, minimising any restriction of views into the shop. These are readily available as roller shutters or a variety of open lattice type grilles or 'transparent curtains' in the form of roller shutters or retractable gates.

5.3.56 The use of solid or solid looking metal shutters is unacceptable as they convey the image that the area is in decline. They can attract graffiti and prevent window-shopping. Where allowed, external grilles and shutters should be of the latticed grille type or with vision panels.

5.3.57 Consideration must be given to ensuring shops are accessible to all users wherever practicable. A licence will be required from the highways authority for any object which projects over the public highway.

Advertisements

5.3.58 The term 'advertisement' covers a wide range of advertisements and signs including, but not limited to; posters and notices, placards and boards, fascia signs and protecting signs, pole, canopy, directional and flag advertisements.

5.3.59 The provision of high quality outdoor advertising is an essential for businesses and has a practical purpose of providing information about, goods, events and premises. Attractive signage can also add interest and vitality to the street scene in town centres. However, by their very nature advertisements are designed to attract attention and are frequently displayed in prominent positions, and the over-use of advertisements, or their inappropriate location, design and/or illumination can have significant detrimental impacts on visual amenity, highway safety and can defeat its function.

5.3.60 The Council's level of control for over adverts is limited to their effect on amenity and public safety and not all adverts need consent.⁶⁵ Amenity is defined as both the visual and aural amenities of advertisements. Public safety principally relates to the dangers to road users, such as obstructions to sight lines or illuminated signs causing glare. Where consent is required, the Council will carefully consider proposals for advertisements and illumination, particularly in areas largely residential in character where advertisements are not part of the established scene and also within the historic built environment

5.3.61 Shop signs should normally position within the fascia. Wall-mounted or projecting signs above fascia level are only acceptable if they are of high quality, are not overbearing and can be satisfactorily accommodated without obscuring key architectural features.

5.3.62 Where illumination of signs is considered acceptable, appropriate external illumination such as halo lighting, carefully designed trough lighting or correctly spaced and designed spot lights is normally required. Large spotlights and 'swan necks' and internally illuminated box signs should be avoided.

5.3.63 The Council will develop a Shopfront and Advertisement Design Guide Supplementary Planning Document (SPD) which will set out further guidance to help owners understand how to achieve high quality shopfront and advertisement designs and the required standards set out in Policy TC8 below. This SPD will be a material consideration in the determination of relevant applications and will replace the existing Shopfront Security Shutters SPG.

Policy TC8: Shopfront & Advertisement Design

- 1) The design of new or alterations to existing shopfronts and advertisements should satisfy the following criteria:**
 - a) The design is appropriate to the character of the existing building and streetscene in terms of its size, detailing and use of materials;**
 - b) Traditional materials such as timber or cast metal will be favoured. uPVC or other**

⁶⁵ advertisement controls are set out in The Town and Country Planning (Control of Advertisements) (England) Regulations, 2007

- plastics will not be permitted on listed buildings or traditional building within conservation areas in accordance with Policy HE2;
- c) Blinds and canopies, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. Only fully retractable canvas or wooden blinds will be supported on listed buildings and traditional building within conservation areas in accordance with Policy HE2;
 - d) Wherever practicable, shopfronts must be designed to ensure equal access for all users;
 - e) Inset entrances should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the area and avoid blank frontages to the street;
 - f) Security matters should be considered from the earliest design stages. Security shutters and grilles should be internal where possible and external solid security shutters will not normally be permitted;
 - g) The size, design, positioning, materials and degree of illumination of advertisements does not have an unacceptable adverse impact on the amenity of the areas in which they are displayed and there is no adverse effect on public safety; in particular:
 - i) Fascias should not cut across or obscure first floor windows and advertisements and on shopfronts should normally be positioned within the fascia. Additional or alternative wall-mounted or hanging signs at or above fascia level are only acceptable if they are of high quality, are not overbearing and can be satisfactorily accommodated without obscuring key architectural features. Imaginative and craft signwork will be supported and encouraged; and
 - ii) Any illumination of shopfront or advertisements where agreed to be acceptable must be sited and designed so as not to cause excessive light pollution or visual intrusion into adjoining or nearby residential properties. Flashing internal or external signs will not be permitted.

Policies in this Section

HE1: Identifying and Protecting Burnley's Historic Environment	HE3: Non-Designated Heritage Assets
HE2: Designated Heritage Assets	HE4: Scheduled Monuments & Archaeology

5.4 Historic Environment

Introduction

5.4.1 The historic environment embraces all aspects of the environment that result from the interaction between people and places through time and comprises a variety of elements of heritage significance, including historic townscapes, buried archaeological remains, above ground ruins, designed landscapes, engineering features, buildings and structures that combine to create a unique environment which provides a tangible link with the past and a positive sense of place.

5.4.2 Burnley's rich heritage is a major strength central to the character and identity of the borough and contributes significantly to the quality of life that underpins the borough's economy and attracts investment. It acts as a stimulus to and as a reference point for high-quality and locally distinctive design as well as an inspiration to contemporary architecture and regeneration initiatives which are a major catalyst for the future prosperity of the borough.

Legislative and Policy Background

5.4.3 The NPPF refers to historic physical remains collectively as 'heritage assets' and includes those that are designated through legislation as **Designated Heritage Assets** e.g. listed buildings; scheduled monuments, registered parks and gardens, and conservation areas and those that are identified by the local planning authority for their local interest as **Non-Designated Heritage Assets**. Each type of Designated Heritage Asset has its own legal framework.

5.4.4 The appropriate conservation of heritage assets and their setting forms one of the 'Core Planning Principles' of the NPPF that should underpin both plan-making and decision-taking which should seek to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."⁶⁶ Heritage assets are an irreplaceable resource and effective conservation of these can deliver wider social, cultural, economic and environmental benefits.⁶⁷ The NPPF indicates that a positive strategy for the conservation and enjoyment of the historic environment should be set out in the Local Plan.⁶⁸

Identifying and Protecting Burnley's Historic Environment

5.4.5 The Council takes a proactive approach to the conservation of the historic environment. Through its planning decisions and in fulfilling its wider functions, it proactively manages and works with partners to protect, enhance and promote the significance of the borough's heritage assets and their settings.

⁶⁶ NPPF Paragraph 17

⁶⁷ NPPG (Conserving and Enhancing the Historic Environment) Paragraph 003

⁶⁸ NPPF Paragraph 126

5.4.6 The Local Plan recognises the relationship between the quality of the environment, confidence and growth and the role that the historic environment has to play in helping areas to transform economically. A well-managed historic environment creates places where people positively choose to live, work, invest and spend recreation time. Burnley has seen some excellent regeneration schemes involving heritage assets, notably at the Weavers' Triangle where industrial buildings at risk have been restored and rehabilitated through working in partnership with public, private and community partners.

5.4.7 Buildings at risk are monitored and action taken to secure their repair and encourage sustaining uses. The Council takes a positive approach to designated heritage assets identified as being most at risk (as a result of neglect, decay or inappropriate development) considering the benefit of proposals which would otherwise conflict with planning policies where these would preserve and enhance the heritage asset and where this benefit would clearly outweigh the harm of departing from other policies. In considering such 'enabling development', the Council will have regard to the Historic England's policy and guidance on Enabling Development.⁶⁹

5.4.8 Policy HE1 sets out aspects of Burnley's historic environment that are of special importance to the distinct identity of the borough and advocates the proactive and informed management of the historic environment in a way that fully realises its contribution to regeneration and sustainable economic development. The implementation of Policy HE1 will play a fundamental role in achieving the positive strategy for the conservation and enhancement of the historic environment which meets both statutory obligations and national policy requirements.⁷⁰ In addition to its development management function, the Council will continue to seek not only to protect, but to enhance and promote the historic environment, raising awareness and understanding so it can be enjoyed by residents and visitors now and in the future.

5.4.9 Policy HE1 is complemented by more detailed policies (HE2, HE3 and HE4) setting out how development affecting Heritage Assets and their settings will be assessed.

Policy HE1: Identifying and Protecting Burnley's Historic Environment

- 1) The Council will proactively manage and work with property owners and other stakeholders to ensure positive, well-informed and collaborative conservation that recognises and reinforces the significance of the historic environment; its contribution to local identity and distinctiveness and its potential as a driver for economic growth, attracting investment and tourism and providing a focus for successful regeneration.**
- 2) Key elements that contribute to the distinct identity of the borough that will therefore be a priority to protect, enhance and promote, include:**
 - a) The industrial heritage related to the textile industry, in particular, mills, weaving sheds, chimneys and associated housing; public buildings and the legacy of public parks and gardens;**
 - b) The heritage assets associated with and that contribute to the character of the Leeds & Liverpool Canal, including canal-related infrastructure such as bridges, wharfs and warehouses;**
 - c) Pre-industrial townscape including barns, farmhouses, cottages and higher status buildings of 16th and 17th Century origins; and**

⁶⁹ Enabling Development and the Conservation of Significant Places, Historic England, 2008

⁷⁰ NPPF, Paragraph 126

- d) **Historic town centres.**
- 3) **In addition to its role in conserving and enhancing the significance of heritage assets in response to development proposals, the Council will maximise the benefits of the borough's historic environment through the following actions:**
- a) **Identifying grants and funding opportunities for heritage-led regeneration initiatives, especially in those areas where the historic environment has been identified as being most at risk;**
 - b) **Maintaining a record of Heritage Assets at Risk through neglect, decay or other threats and addressing such assets in a positive manner, proactively seeking solutions for assets at risk through discussions with owners and a willingness to consider positively development schemes that would ensure the repair and maintenance of the asset and, as a last resort, using statutory powers;**
 - c) **Introducing Article 4 Directions where there is clear justification to introduce stricter controls;**
 - d) **Maintaining a Local List as a principal means of identifying non-designated heritage assets that make a positive contribution to local character and sense of place because of their heritage value;**
 - e) **Maintaining and developing effective control and taking enforcement action in respect of unauthorised works to designated heritage assets or within their settings where it is expedient to do so; and**
 - f) **Engaging local people in discovering, presenting and conserving the borough's heritage and offering help, advice and information as appropriate.**
- 4) **The Council will encourage, wherever possible, opportunities to enhance or better reveal the significance of heritage assets or their setting for example through repairs, reinstatement of lost architectural features, reversal of previous inappropriate changes and measures to secure their long term maintenance. This will normally be a requirement where grant assistance is being offered or enabling development considered.**

Conserving and Enhancing Heritage Assets and their Settings

5.4.10 Legislation⁷¹ and national policy set a strong presumption in favour of protecting, conserving and where possible enhancing the significance of heritage assets and their settings. The weight to be attached to that presumption, when assessed against meeting other needs, will be dependent on:

- The significance of the heritage asset; whether it is designated or non-designated and its grade
- The contribution of that part of the asset to be affected by the proposed development to the significance of the asset, including its setting
- The scale of any harm or loss that will be caused to significance; and
- The degree of public benefit that will result from the development

⁷¹ Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 16, 66(1) and 72

Significance

5.4.11 The NPPF states that historic assets should be conserved in a manner appropriate to their significance⁷². Significance is defined as the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the asset itself e.g. a listed building, but also from its setting. The significance of a heritage asset and its setting should be taken into account from the outset of any proposal.

5.4.12 Developers will be expected to describe the significance of known heritage assets that may be affected by their proposals including any contribution made by their setting⁷³ and this should be set out in the form of a written Heritage Statement⁷⁴. Significance should be described in terms of the heritage asset's archaeological, architectural, artistic or historic interest both as a whole and the specific parts affected by the proposal. The level of detail should be proportionate to the importance of the heritage asset (or assets) that may be affected and no more than is sufficient to understand the potential impact of the proposal on their significance. Much information about the interest of heritage assets is contained in Lancashire's Historic Environment Record and other sources such as conservation area appraisals, historic town reports, local libraries and archives.

5.4.13 The Council will validate the information provided to ensure that all heritage assets that may be affected by the proposal have been identified and that their significance has been adequately and properly described. The Council will use this information to assess the impact of proposals on the significance of heritage assets and their settings.

Setting

5.4.14 The NPPF makes it clear that the setting of a heritage asset, i.e. the surroundings in which it is experienced, can be an important element of significance⁷⁵. The extent of an asset's setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may be neutral. Setting is not the same as curtilage (see glossary).

5.4.15 The contribution of setting to the significance of a heritage asset is normally expressed by reference to views. However setting can also be influenced by other environmental factors such as noise, vibration and lighting from other nearby land uses. When assessing development proposals within the setting of a heritage asset, careful consideration must be given to the implications of cumulative change⁷⁶.

5.4.16 Setting contributes to significance and as such must be considered fully in the Heritage Statement. There may be instances where the setting of a heritage asset has been compromised through inappropriate development, in which case a proposal may respond to the opportunity to enhance setting⁷⁷.

⁷² NPPF Paragraph 126

⁷³ In accordance with NPPF, Paragraph 128

⁷⁴ This may be included as part of the Design and Access Statement if one is to be submitted, NPPG Para 012

⁷⁵ As defined in Annex 2, Glossary, NPPF

⁷⁶ Guidance on the Setting of Heritage Assets can be found in the Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, March 2015

⁷⁷ Historic England Good Practice Advice in Planning Note 3 sets out guidance on managing change within the setting of heritage assets

Harm to or Loss of Significance

5.4.17 Development proposals can affect the significance of heritage assets in a range of different ways. Physical impacts can result from alterations to the fabric e.g. replacing windows through to demolition. Other impacts may not physically alter the asset but may affect its setting. In line with national policy the Council will seek to establish the scale of harm associated with proposals affecting heritage assets in terms of the categories of harm identified in the NPPF:

- No harm to significance
- Less than substantial harm to significance⁷⁸
- Substantial harm to significance
- (Total) Loss of significance

5.4.18 As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification⁷⁹. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Substantial harm to and total loss of significance is a high test, so it may not arise in many cases. Substantial harm relates to the impact of proposals that wholly or partially destroys the significance of the heritage asset or impinges upon its setting to an extent which undermines its essential appreciation.

5.4.19 While the impacts of total destruction are obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, may be less than substantial harm or not harmful at all, for example, when removing later inappropriate additions.

5.4.20 The necessity for any harm will be rigorously tested with the onus being on the applicant to demonstrate sufficiently powerful material considerations exist to set aside the considerable weight applied to the relevant statutory duties⁸⁰ including showing that alternative options have been explored and ruled out and that mitigation has been maximised in order to reduce the harmful effects as far as it is practically possible.

Public Benefits

5.4.21 In line with national policy the Council will seek to establish the nature of the benefits directly associated with a proposal that causes harm to or the total loss of the significance of a designated heritage asset or its setting⁸¹. In order to be taken into account in weighing the decision, benefits should be public benefits and could be anything that delivers economic, social or environmental progress⁸². The Council will seek to establish whether the public benefits are substantial or not⁸³.

5.4.22 In circumstances where some degree of harm to the significance of a designated heritage asset is considered justified when balanced against public benefits, the benefits must be compelling, realistic and capable of assured delivery. In cases where the impact of a proposal would

⁷⁸ This is not to say that the harm would be insignificant or unimportant

⁷⁹ NPPF Paragraph 132

⁸⁰ Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 16, 66(1) and 72

⁸¹ NPPF Paragraphs 133 and 134

⁸² As described in NPPF Paragraph 7

⁸³ NPPF Paragraph 133

lead to substantial harm or total loss of significance, but is justified by considerations of public benefits; mitigation by recording will be required as a condition of consent.

Designated Heritage Assets

5.4.23 Designated Heritage Assets within Burnley include Listed Buildings; Conservation Areas; Registered Parks and Gardens and Scheduled Monuments.

5.4.24 For Designated Heritage Assets, all levels of harm should be avoided. Substantial harm to or loss of the significance would only be approved in exceptional circumstances where substantial benefits can be demonstrated that outweigh the harm or loss or all four of the following tests as set out in Paragraph 133 of the NPPF can be met.

- The nature of the heritage asset is preventing all reasonable uses of the site;
- No viable use of the heritage asset that can be found in the medium term through appropriate marketing that will enable its conservation;
- Conservation by grant funding or charitable or public ownership of the asset is demonstrably not possible; and
- The harm or loss is outweighed by the benefits of bringing the site back into use.

Listed Buildings

5.4.25 The Department for Culture, Media and Sport (DCMS), taking advice from Historic England, is responsible for listing buildings. Listing marks and celebrates the special architectural and historic interest of a building, structure or object, and also brings it under the consideration of the planning system, so that its special interest can be preserved for future generations.

5.4.26 Burnley has over 300 listed building entries, details of which are accessible through the National Heritage List for England⁸⁴.

5.4.27 In considering whether to grant listed building consent for any works to a listed building or planning permission for development which affects a listed building or its setting, the Council has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”⁸⁵.

5.4.28 Appropriate repair and re-use of listed buildings will be encouraged, particularly for those listed buildings identified as being most at risk. In order to avoid harm, alterations or extensions to listed buildings must be designed to respect their special architectural or historic interest, including their:

- Form, scale, height, massing and proportion
- Style, appearance, materials, internal and external architectural features
- Method of construction
- Internal layout

⁸⁴ Historic England maintains a list of all designated heritage assets - the National Heritage List for England <http://historicengland.org.uk/listing/the-list/>

⁸⁵ Sections 16 and 66 of the Act

5.4.29 Developments affecting the setting of a listed building must consider:

- Materials
- Roofscape
- Important views and sightlines
- Relationships and building hierarchy;
- Streetscape, pattern, layout and, character of the area.

Conservation Areas

5.4.30 Section 69 of the Act defines conservation areas as “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The Council has designated 10 conservation areas which are shown on the Policies Map and listed in Appendix 4.

5.4.31 Whilst conservation areas may contain concentrations of listed buildings, it is the sense of place created by different components such as; historic settlement or street pattern, groups of traditional buildings, open spaces, trees and boundary walls which combine to provide their special character. It is this character, rather than individual buildings that designation seeks to preserve or enhance.

5.4.32 In exercising its planning functions with respect to any buildings or other land in a conservation area, the Council has a duty under the Act to “pay special attention to the desirability of preserving or enhancing the character or appearance of that area⁸⁶”.

5.4.33 In order to avoid harm, development within or affecting the setting of a conservation area should be of a high quality contextual design and will be expected to preserve, or where appropriate enhance, those elements which contribute to its special character or appearance, including:

- Positioning and grouping of buildings, form, scale, enclosure, detailing (including windows and doors) and traditional materials;
- Townscape, roofscape and skyline;
- Hard and soft landscape features including open space, trees, walls and surfacing;
- Traditional plot boundaries and frontage widths; and
- Views, both in and out.

5.4.34 In determining applications, there will be a presumption in favor of retaining the integrity and form of buildings and features that make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged. The loss of a building, or other element, that makes a positive contribution to the significance of a conservation area will be treated either as substantial harm to or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole⁸⁷

⁸⁶ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 (1) (2)

⁸⁷ NPPF, Paragraph 138

Registered Parks and Gardens

5.4.35 The Historic Buildings and Ancient Monuments Act 1953⁸⁸ authorises Historic England to compile a register of “gardens and other land” in England that appear to be of special historic interest. Although the inclusion of an historic park or garden on the register brings no additional statutory controls, as Designated Heritage Assets they enjoy a level of national policy protection.

5.4.36 There are five registered parks and gardens in Burnley. Towneley Park, Thompson Park, Scott Park, Queen's Park and the gardens associated with Gawthorpe Hall, all of which are open to the public forming a significant resource for local residents and visitors. As such they bring their own development pressures which need to be carefully managed to ensure that the gardens are not comprised either by facilities for visitors or by new development.

5.4.37 Proposals affecting a registered park and garden or its setting should ensure that the development does not detract from the enjoyment, layout, design, principal components, character or appearance of the asset; or cause harm to important views; or prejudice its future restoration.

5.4.38 Features that contribute to the significance of a registered park or garden should be retained and their sensitive restoration is encouraged. Features that may be considered significant include:

- Historic layouts, buildings, structures and landscape features including water features.
- Historic relationships between features.
- Topography, geology and landforms.
- Soft landscaping including trees, lawns and planting beds.
- Features which relate to historic functions and activities.
- Aspects of setting including views within, into and out of the gardens.
- The general relationship between the park or garden and the character of the surrounding landscape or townscape.

Policy Approach

5.4.39 Policy HE2 applies only to listed buildings, conservation areas and registered parks and gardens⁸⁹. For scheduled monuments see Policy HE4.

Policy HE2: Designated Heritage Assets:

1) Proposals affecting designated heritage assets and/or their settings will be assessed having regard to the desirability of sustaining and enhancing the significance of the asset and, where appropriate, securing a viable use most consistent with its conservation. All levels of harm should be avoided.

Less than Substantial Harm (i.e. Harm)

2) Where proposals would lead to less than substantial harm to the significance of a designated heritage asset, or its setting, the harm will be weighed against the public benefit of the proposal, including securing its optimum viable use.⁹⁰

⁸⁸ Section 8C, inserted by section 33 of, and paragraph 10 of Schedule 4 to the National Heritage Act 1983

⁸⁹ There are presently no registered battlefields, protected wreck sites or world heritage sites in the borough.

- 3) In order to avoid harm to significance, proposals for works of alterations and extensions to a listed building or within a conservation area or historic park and garden will be expected to:**
- a) Conserve, and where appropriate repair or reinstate, those elements that contribute to the significance of the heritage asset including its design, character, architectural features of interest, appearance, structure and principal components;**
 - b) Use traditional, local materials and respect local building techniques and details;**
 - c) Respect existing hard and soft landscape features including open space, trees, boundary treatments (railings and gates) and surfacing; Respect layout and historic patterns of development including street patterns, characteristics of grain⁹¹, plot boundaries and frontage widths;**
- 4) In order to avoid harm to significance, development affecting the setting of a designated heritage asset will be expected to:**
- a) Maintain the aspects of the setting which contribute to its significance, including views into and out of it and the general relationship between the asset and the character of the surrounding landscape or townscape; and**
 - b) Respect the character of existing architecture by having due regard to positioning and grouping of buildings, roofscapes and skylines, form, scale, enclosure, architectural styles, detailing, and use traditional or complimentary materials.**

Substantial Harm or Loss

- 5) Consent will not be granted for proposals that lead to substantial harm to or the total loss of the significance of a designated heritage asset, including through its setting, unless robust evidence can demonstrate that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**
- a) The nature of the heritage asset is preventing all reasonable uses of the site;**
 - b) No viable use of the heritage asset that can be found in the medium term through appropriate marketing that will enable its conservation;**
 - c) Conservation by grant funding or charitable or public ownership of the asset is demonstrably not possible; and**
 - d) The harm or loss is outweighed by the benefits of bringing the site back into use.**

Recording

- 6) Where the loss of the whole or a significant part of a heritage asset, including a building or element that makes a positive contribution to the significance of a conservation area is determined to be acceptable, conditions or agreements will be put in place to ensure that :**
- a) Assets are recorded, analysed and reported where appropriate; and**
 - b) No loss takes place without all reasonable steps being taken to ensure that any new development will proceed after the loss has occurred.**

⁹¹ The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain) or large and infrequent (coarse grain).

Conservation and Enhancement of Non-Designated Heritage Assets

5.4.40 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not designated at a national level. These heritage assets are an important element of the rich history of the borough and reinforce local distinctiveness and sense of place by reason of their cultural, architectural and historical contribution.

5.4.41 Non-designated heritage assets include the 300-plus locally listed buildings identified by the Council. There are also 18 designed landscapes which are known to be historically important and are included in the Local List of Lancashire's Unregistered Historic Designed Landscapes⁹². The Council will consider including these sites (and any other potential candidates) on a future review of the borough's Local List of heritage assets.

5.4.42 The Council will review and update the Local List and set out criteria for inclusion on it. Whilst this will be the principal means of identifying non-designated heritage assets, others may be identified at any stage of the planning process.

5.4.43 Applications for planning permission for works affecting non-designated heritage assets will be required to show how the significance of the asset has been taken into consideration in the design of the proposed works. If a planning application is submitted which affects a site that is then found to qualify as a non-designated heritage asset, the developer will be informed and will be required to produce a written Heritage Statement.

5.4.44 Where planning permission is required for works affecting (directly or indirectly) a non-designated heritage asset, the NPPF states that the effect on its significance should be taken into account in determining the application and that the scale of any harm or loss and the significance of the heritage asset should be included in this balanced decision⁹³.

5.4.45 Proposals for the loss of non-designated heritage assets that make a positive contribution to the significance of a conservation area will also be assessed under Policy HE2.

Policy HE3: Non-Designated Heritage Assets

- 1) The Council will maintain a local list and will seek to help ensure the retention, good maintenance and continued use of non-designated heritage assets.**
- 2) Where a non-designated heritage asset or its setting, including where identified through the planning process, is affected by development proposals (directly or indirectly) there will be a presumption in favour of its retention.**
- 3) Proposals affecting non-designated heritage assets should relate appropriately in terms of siting, style, scale, massing, height and materials.**
- 4) Development proposals affecting the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.**

⁹² Compiled and maintained by a partnership comprised of Lancashire County Council, Lancashire Gardens Trust and Manchester Metropolitan University

⁹³ NPPF Paragraph 135

5) Where the loss of the whole or significant part of a non-designated heritage asset is determined to be acceptable, the applicant will be expected to secure building recording to the appropriate level, the results of which should be deposited with the Council.

Scheduled Monuments and Archaeology

5.4.46 Burnley's archaeological sites and remains hold physical evidence of the area's social history and agriculture spanning thousands of years and are recognised as a fragile and finite part of our local and national heritage and culture. These include:

- Scheduled Monuments (Designated Heritage Assets).
- Non-designated Heritage Assets of archaeological interest that are demonstrably of equal significance to Scheduled Monuments.
- Other Non-Designated Heritage Assets of archaeological interest.

Scheduled Monuments

5.4.47 The Ancient Monuments and Archaeological Areas Act (1979) makes provision for scheduling of monuments. Monuments are normally unoccupied buildings or structures of national archaeological significance, many of which lie hidden beneath the ground in the form of highly sensitive and non-renewable archaeological deposits which are vulnerable to damage or destruction, either from specific works or from gradual degradation over time. The NPPF considers Scheduled Monuments to be of the highest significance and that substantial harm to or loss should be wholly exceptional⁹⁴.

5.4.48 In addition to any planning approval that may be required for proposals affecting scheduled monuments, they also have their own separate statutory consent regime in the form of Scheduled Monument Consent (which must be obtained from the Secretary of State for Culture, Media and Sport). Development affecting only the setting of a scheduled monument is dealt with wholly under the planning system and Scheduled Monument Consent would not be required.

5.4.49 There are 22 Scheduled Monuments in the borough (see Appendix 4).

Non-Designated Heritage Assets of Archaeological Interest that are demonstrably of equal significance to Scheduled Monuments

5.4.50 There are many other assets of archaeological interest that are not scheduled but that may be considered to be of equal significance. Sites falling into this category include those that have been assessed as being nationally important but which have not been designated usually because they are given appropriate level of protection through national planning policy or other forms of heritage designation; and those that are incapable of being designated because their physical nature is outside the scope of the legal definition of a Monument⁹⁵. The NPPF states that non-designated heritage assets of archaeological interest that are demonstrably of equal significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets⁹⁶.

⁹⁴ NPPF, Paragraph 132

⁹⁵ Identified in Appendix 4 and on the National Heritage List for England <http://historicengland.org.uk/listing/the-list/>

⁹⁶ NPPF, Paragraph 139

5.4.51 In line with national policy, the Council will adopt a presumption against planning proposals⁹⁷ which would unjustifiably harm the significance or setting of scheduled monuments or non-designated assets of archaeological interest that are demonstrably of equal significance to scheduled monuments and their preservation in situ and undisturbed will normally be required. Where the harm to the site is too great to ensure its continued conservation, but the harm to the significance is outweighed by the public benefits of the proposals, preservation by record (i.e. full excavation, recording and post excavation analysis) may be the appropriate response.

5.4.52 In cases where it is proven that the site and its artefacts are sufficiently robust and are capable of continued burial (or reburial) within the context of the proposed development without harm occurring, a mitigation strategy should be drawn up and agreed by the local authority. This should identify the significance of the site, and what design measures are being taken to ensure that the significance is not harmed by the development. Where a site is of particular archaeological interest, provision for public engagement during site investigations may also be sought.

Other Non-Designated Heritage Assets of Archaeological Interest.

5.4.53 There are many other archaeological sites of lesser importance but which, nevertheless, form a valuable part of the borough's cultural heritage and merit conservation. These may be identified for inclusion on the local list as non-designated heritage assets (see Policy HE3). On occasion, the understanding of a site may change following assessment and evaluation prior to a planning decision such that it enhances its status as a site of archaeological interest.

5.4.54 Archaeological recording and publication ensures the historic legacy of the borough is documented for research, educational purposes and understanding. Archaeological research should be undertaken at the outset of the development process to enable the identification and understanding of any archaeological remains and inform the level of protection to be assigned and the level of archaeological work that is required. An archaeological assessment should be included with a planning application affecting areas of known or suspected archaeological importance to ensure that appropriate provision is made for their preservation. The Lancashire Historic Environment Record (HER) is the definitive record of all known archaeology in the borough and should be consulted at the outset. Development will need to demonstrate the likely impact upon the significance of the remains and the proposed mitigation to reduce that impact. Where development proposals could affect a Scheduled Monument or its immediate setting, applicants are advised to contact Historic England at an early stage in the planning process.

Policy HE4: Scheduled Monuments and Archaeological Assets

- 1) Proposals that will lead to substantial harm to, or the total loss of the significance of Scheduled Monuments or other archaeological assets that are of demonstrably equal significance, including the integrity of their settings, will only be permitted in wholly exceptional circumstances. Proposals that will lead to less than substantial harm to significance, will be permitted only where the harm is clearly and convincingly justified and is outweighed by the public benefits of the proposal.**
- 2) Where development would affect, or there are reasonable grounds for suspecting that it would affect the significance of Scheduled Monuments or other archaeological assets that are of demonstrably equal significance including their settings, proposals should be accompanied by an**

⁹⁷ See para 4.4.51. The Council is only responsible for determining planning applications affecting scheduled monuments; works of alteration require separate scheduled monument consent from the Secretary of State

assessment of significance and impact. The assessment should describe the likely impacts of the proposal on the significance of the archaeological asset and set out appropriate measures for its preservation, protection, management; together with any mitigation measures, excavations and recording proposals. The level of information required will be appropriate to the assets significance and the scale of likely impact of the proposal, and may require a desk-based archaeological assessment and/or field evaluation. Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

3) Where the Council accepts that in-situ preservation is not possible or not desirable, adequate provision must be made for excavation, recording and analysis in accordance with a Written Scheme of Investigation approved by the planning authority including where appropriate arrangements for the storage/relocation of assets. Research and recording must be appropriately archived in a way agreed with the Council.

4) Proposals that affect other non-designated archaeological assets will be judged on the significance of the asset and the scale of likely harm to establish whether the development is acceptable in principle. Whilst the preferred approach will be to seek to avoid damage to such remains through their preservation in situ, when in-situ preservation is not judged to be necessary, the developer will be required to make adequate provision for excavation, recording and analysis and where appropriate the storage/relocation of assets.

Policies in this Section:

NE1: Biodiversity and Ecological Networks	NE4: Trees, Hedgerows and Woodland
NE2: Protected Open Space	NE5: Environmental Protection
NE3: Landscape Character	

5.5 Natural Environment

Protecting Biodiversity

5.5.1 Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. Local planning authorities should take a pragmatic approach – the aim should be to fulfill statutory obligations in a way that minimises delays and burdens.

5.5.2 The NPPF in paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

5.5.3 The NPPF states at para 109 that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- preventing both new and existing development from contributing to or
- being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Sites of International and National Importance

5.5.4 As set out in Section 2, the borough includes parts of designated sites of international importance for nature conservation in the form of the South Pennines Special Protection Area (SPA) and Special Area of Conservation (SAC). The South Pennine Moors is also nationally protected as a UK Site of Special Scientific Interest (SSSI), the only such site in the borough.

5.5.5 Where a plan or project is likely to have a significant effect on a European Site (SAC/SPA) (either individually or in combination with other plans and projects) and is not directly connected with or necessary to the management of the site, the Habitats Regulations require an Appropriate Assessment of the implications for the site. In light of the conclusions of the Assessment, the

competent authority shall agree to the plan or project only after ascertaining that it will not adversely affect the integrity of the site concerned, taking into account any mitigation measures proposed. In considering new development the Council will ensure that the requirements of the Habitats Regulations are met. These requirements do not only apply to development within the International sites themselves. Development on sites outwith the designated sites can have significant effects on them and the qualifying species present. The Council's Habitat's Regulation Assessment (March 2017) explains this and has identified six proposed housing allocation in and around Worsthorne and Brownside where sites may be used for foraging by qualifying bird species. The requirement for ecological surveys at the time of any planning application to establish the presence of qualifying species has been included in the requirement set out in Policy HS1. The Assessment must then address any mitigation required. This may include the retention of particularly suitable land within the sites of the creation or long term maintenance or alternative suitable habitat.

Regional and Local Sites

5.5.6 Burnley has 43 Local Wildlife Sites, known in Lancashire as Biological Heritage Sites (BHS). These are the most important non-statutory wildlife sites in Lancashire and cover a wide variety of habitats such as ancient woodland, grassland, and wetlands. The quality and interconnectivity of these sites is vital to sustain wildlife in the context of pressures arising from urbanisation, agricultural intensification and climate change.

5.5.7 Burnley also has five Local Geodiversity Sites (LGS) (formerly Regionally Important Geological and Geomorphological Sites) identified by GeoLancashire as the most important places for geology and geomorphology outside statutorily protected sites such as SSSIs. They are important as an educational, historical and recreational resource.

5.5.8 No allocations are proposed on nationally or internationally designated sites or on BHS or LGS, and policies in the plan will seek to protect these sites from development. These sites are shown on the Policies Map.

5.5.9 The Burnley Wildlife and Habitat Survey 2007⁹⁸ surveyed all the BHS and other sites of known potential wildlife value in the borough and identified a small number of sites considered worthy of BHS status or which could extend existing BHS and others that could be downgraded from BHS status to local wildlife sites of borough rather than county significance. It is understood that these recommendations have not to date been accepted by the county's BHS Review Panel.

Local Nature Reserves

5.5.10 There are two Local Nature Reserves (LNR) in Burnley - the Deer Pond in Towneley Park and Lowerhouse Lodges. Both are also BHS. The land area of these two nature reserves totals 11.47 hectares. LNRs are for both people and wildlife and offer convenient access to nature and offer special opportunities to study or learn about nature or simply to enjoy it. All district and county councils have powers to acquire, declare and manage LNRs. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.

5.5.11 The Burnley Green Infrastructure (GI) Strategy 2013 highlights the under provision of LNRs in Burnley. Natural England recommends 1 hectare of LNR per 1,000 population. On that basis Burnley should have 87 hectares of designated LNR, the borough has a shortfall of 75.53 hectares.

⁹⁸ Golder Associates for Burnley Borough Council Dec 2007

The establishment of further LNRs over the plan period would significantly enhance biodiversity and increase access to nature for residents.

5.5.12 The GI strategy identified a number of 'areas of search' for additional LNRs and the Council's Green Spaces Strategy 2015 recommended that these be progressed towards LNR designation in partnership with Burnley Wildlife Forum and Lancashire Wildlife Trust (recommendation NSN2). These areas of search were included Issues and Options Local Plan. Whilst the precise boundaries of these potential new LNRs have not been drawn up or declarations pursued they are likely to be within the areas identified as Protected Open Space under Policy NE2 and/or sites identified as BHSs or outwith the Development Boundaries.

Protected Species

5.5.13 A number of species of flora and fauna (plants and animals) are specifically protected by European or national legislation. The level of protection will vary according to the species and the particular legislation that protects it, but in general they will be protected from taking, killing or injuring or from the damage or destruction of a breeding site or resting place. Where development would affect such species, the developer needs to put in place measures to protect the species in question. This may involve providing alternative habitat for the species or actually moving (translocating) the species temporarily or permanently. Where development requires planning permission and is likely to result in harm to a protected species or its habitat, the Council will expect a developer to provide an ecological survey and/or details of measures to safeguard the species in order that the Council can properly address the issue taking advice, including from Natural England, as necessary.

5.5.14 The aim of protected species legislation is to protect the populations of the species, not necessarily to protect them or their habitats in situ.

Priority Habitats and Species

5.5.15 England's Biodiversity List published under Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act) by the Secretary of State lists species of flora and fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity. These are known as Priority Habitats and Species and some of these may be protected under other designations e.g. SSSIs or protected species legislation. The list of habitat types is extensive and not all are mapped. The aim of the list is to protect the populations of the species and extent of habitats that support them, not necessarily protect the species or habitats in situ.

Ecological Networks

5.5.16 Ecological networks are habitat patches suitable for particular types of species connected by movement corridors through the intervening habitat matrix which are important for maintaining biodiversity. Lancashire County Council has identified three key ecological networks across Lancashire; grassland, woodland and heath/wetland,⁹⁹ collectively known as the 'Lancashire Ecological Network.' To date, specific ecological networks have been identified and mapped for grassland and woodland habitats. These are identified on the Policies Map. Work on a wetland and heath network is at a draft stage.

5.5.17 These Networks are made up of 'core sites' and 'corridors'. Statutorily protected sites and BHSs are core sites, whilst the corridors fall into three types: 'linear' features such as rivers or

⁹⁹ Lancashire Ecological Network and Framework report 2013

woodland; 'stepping stones' - small patches of intact habitat that may be Priority Habitats; and 'landscape' corridors - mixed habitat types that allow species to move between habitat patches.

5.5.18 These networks also form important Green Infrastructure links which Policy SP6 seeks to protect, enhance and extend. Collectively, they form a network of corridors and stepping stones, allowing the survival and dispersal of species of biodiversity priority.

Policy

5.5.19 Whilst legislation and national policy affords the highest protection to the international designations, European protected species and nationally protected species, the Council is aware of the importance of its wider duty to the maintenance and enhancement of biodiversity. The Local Plan seeks to ensure that these important issues are effectively integrated into its spatial approach.

5.5.20 In developing the Local Plan, a desk top study of potential site allocations and their known ecological assets was carried out for the Council by the Lancashire Environment Record Network (LERN) (June 2015 and December 2016 supplement). This incorporated the results of the earlier site walkover survey work undertaken by the Council's Green Spaces and Amenities service in July-Sep 2013 for the Issues and Options Sites and July-Aug 2014 for the Issues and Options Additional Sites.

5.5.21 No allocations are proposed on designated sites and policies in the plan will seek to protect these sites from development.

5.5.22 A number of the sites considered for allocation are known or likely to house Protected or Priority Species or comprise or include Priority Habitats.

5.5.23 Where appropriate and in particular where Protected Species and/or Priority Habitats or Species are known or likely to be present, developers will be expected to undertake appropriate ecological surveys prior to the submission of planning applications, and where appropriate, to take advice from suitably qualified and experienced persons who hold any necessary survey licences for protected species. Development should avoid harm to Protected Species and/or implement appropriate mitigation measures and/or provide compensatory habitat as necessary.

5.5.24 Scoping surveys (often called extended phase 1 surveys) are useful for assessing whether a species-specific survey is needed. Ecological surveys and assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. All surveys should be carried out at the right time of year, using methods that are appropriate for the range of habitats present and the flora and fauna species likely to be found.

5.5.25 Lists of ecological consultants and further guidance on conducting ecological surveys may be available from relevant professional institutes, for example, the Chartered Institute of Ecology and Environmental Management (CIEEM).¹⁰⁰ Developers should take advice from Natural England where European Protected Species are known or likely to be present as a mitigation license may be required.¹⁰¹ Free or paid advice on certain developments is available from Natural England.¹⁰²

¹⁰⁰ <http://www.lancashire.gov.uk/council/planning/planning-application-process/ecology/ecology-advice-for-developers/ecological-impact-assessment-mitigation-and-compensation.aspx>

¹⁰¹ Licences may be required for proposals that would affect protected European protected species including for works to capture rescue or translocation. Planning consent does not over-ride the need to obtain such licences.

¹⁰² <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals#get-free-advice>

Policy NE1: Biodiversity and Ecological Networks

1) All development proposals should, as appropriate to their nature and scale, seek opportunities to maintain and actively enhance biodiversity in order to provide net gains where possible.

Development affecting Sites of National and International Importance

2) Development proposals which are likely to have a significant effect on a European Site (SAC/SPA)¹⁰³ (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.

3) Development proposals will not be permitted where there is likely to be an adverse effect on sites of national importance for biodiversity and/or geology.¹⁰⁴ In exceptional circumstances, development proposals may be considered acceptable where the benefits of the development clearly outweigh both the impacts that the development is likely to have on the defining features of the site and the broader impacts on the national network of that designation. Where adverse effects are unavoidable, these should be minimised and mitigated against, and where this cannot be achieved, compensated for.

Development affecting local and regional sites

4) Development proposals will not normally be permitted where there is likely to be an adverse effect on sites identified as being of local or regional importance for biodiversity and/or geology¹⁰⁵ unless the benefits of the development clearly outweigh the impacts that the development is likely to have on the key ecological features of the site and the wider Ecological Network. Where an adverse effect is likely, applications should be accompanied by a detailed ecological assessment from suitably qualified or experienced persons. Where adverse effects are unavoidable these should be minimised and mitigated against, and where this cannot be achieved, compensated for.

Development affecting Protected and/or Priority Species and Priority Habitats

5) Where sites are known or likely to house Protected Species, Priority Species and Priority Habitats, surveys should be carried out by suitably qualified or experienced persons to establish the presence, extent and density of these species and habitats before planning applications are determined and appropriate measures should be taken to safeguard these habitats and species before any development commences.

6) For Protected and Priority Species, the first preference is to avoid disturbance, the second to provide suitable inter-connecting new habitats for these species within the development site. If this is not feasible, suitable alternative habitats should be provided such that there is no net loss of biodiversity.

7) For Priority Habitats, where practicable, areas of Priority Habitat should be retained, enhanced or created within the development site, or, suitable alternative habitat created

¹⁰³ In the borough these currently comprise the SAC/SPA (see paras 2.7.11 and 5.5.4) but could in future include the sites types listed in para 118 of the NPPF - if identified

¹⁰⁴ Sites of Special Scientific Interest (SSSI)

¹⁰⁵ Biological Heritage Sites, Local Geodiversity Sites, Local Nature Reserves

elsewhere. If this is not feasible, contributions towards the cost of habitat creation or improvement elsewhere may be required. Where for reasons of viability none of the above solutions are possible, the benefits of the development should clearly outweigh the loss of the habitat concerned.

Maintaining Ecological Networks

- 8) Where development may adversely affect the effective functioning or connectivity of Ecological Networks defined on the Policies Map, in addition to meeting any of the above listed policy requirements, schemes should:
- a) Where practicable, retain and enhance existing landscape and natural features (e.g. trees, hedges, river banks, watercourses, water bodies and important habitats) in accordance with Policies SP6 and NE2; and
 - b) Ensure an alternative corridor can be provided to ensure equivalent connectivity is maintained.

Open Spaces

5.5.26 Parks and green spaces are good for people's health, the local economy and the environment. There is unequivocal evidence that living in proximity to green spaces increases well-being and reduces mortality rates regardless of income. Living near to green spaces is proven to encourage physical activity and reduce obesity and stress, which are two of the most significant health issues facing the UK.

5.5.27 Green spaces also help to create attractive environment in which people will choose to live and in which business will invest.

5.5.28 The NPPF identifies that: "Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities" and paragraph 73 states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

5.5.29 The Council's Green Spaces Strategy 2015-2025 provides a comprehensive audit of all types of green space in terms of quality, quantity and accessibility. It identifies local quantity, quality and accessibility standards for each type of open space and uses these local standards to identify surpluses or deficiencies with recommendations for resolving any key issues. The Strategy divides open space into a number of typologies. It also informs the open space requirements for new housing developments set out in Policy HS4.

5.5.30 The provision of playing pitches is considered in the separate Playing Pitch Strategy that the Council's has jointly prepared with Pendle and Rossendale Borough Councils (see section 5.7). Some playing pitches will be within open spaces protected under Policy NE2 or protected as wider green infrastructure under Policy SP6; but their function in terms of meeting identified sporting need and any development proposals affecting their provision as such would be assessed under Policy IC5.

5.5.31 In meeting the development requirements identified in Policies SP3 and SP4, and the NPPF's approach to housing development which seeks to boost significantly the supply of housing including by meeting in full the demand for affordable and market housing in full, open spaces within settlements can come under pressure from development as well as the open countryside beyond them.

5.5.32 The Plan therefore proposes to identify and protect the most important of these remaining open spaces. These are identified on the Policies Map and listed in Appendix 7. Whilst the policy protection set out in NE2 applies to all these protected open spaces, their typology will inform what development if any could be supported within them e.g. development to enhance their recreational, community and nature conservation value may be acceptable.

5.5.33 The sites to be protected were identified using a bespoke appraisal of all the Council's greenspaces scored against criteria relating to their scarcity, quality, visual amenity and GI functions. This work will be published as an addendum to the Council's green spaces strategy. It could be used by communities to help identify Local Green Space on non- Council owned land in Neighbourhood Plans.¹⁰⁶

5.5.34 In addition to the open spaces protected under Policy NE2, certain other types of open space will be protected either in situ e.g. as SSSIs and BHS's (NE1), Registered Parks and Gardens (HE2); or in terms of requiring alternative provision where these are to be lost to development e.g. playing fields and pitches (Policy IC5). Where development which is otherwise acceptable affects other open spaces not identified for specific protection under Policy NE2, their location for example as within an Ecological Network corridor (NE1) and their importance as green infrastructure (SP6) will be assessed including against the Council's Green Spaces Strategy to determine whether part of the site should be retained or enhanced as open space or alternative provision made in area where there is or would be a deficit of open space.

Policy NE2: Protected Open Space

- 1) Development will not be permitted within the Protected Open Spaces shown on the Policies Map except where the proposals are for appropriate recreational, community and nature conservation uses where any building and structures do not undermine the fundamental purpose and nature of the open space concerned.**
- 2) Protected Open Spaces should be maintained and enhanced for the recreational, amenity, biodiversity or other benefits they provide and as an important component of Burnley's green infrastructure network.**

Landscape Character

5.5.35 One of the core principles in the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. It states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes. It further states that local plans should include strategic policies for the conservation and enhancement of the natural and historic environment, including landscape.¹⁰⁷

5.5.36 80% of the borough is open land and the borough's open landscapes are one of its greatest assets. They provide a visually striking setting for the urban area, a recreational resource and a 'green lung' in close proximity to the built-up area. Burnley's identity and its distinctive sense of place and history is derived from the quality of its natural landscape and from its industrial heritage, in particular its textile heritage.

¹⁰⁶ Local Green Space is defined in the NPPF para

¹⁰⁷ Paras 17, 109 and 156

5.5.37 The borough falls across two National Character Areas; No. 35 Lancashire Valleys (2013) and No. 36 Southern Pennines (2012)¹⁰⁸.

5.5.38 The Landscape Strategy for Lancashire¹⁰⁹ included a Landscape Character Assessment that identified 21 landscape character types and three urban landscape types across the County. Six of these are found in Burnley:

- Moorland Plateaux of the South Pennine Moors
- Moorland Fringe of the Trawden Fringe
- Industrial Foothills and Valleys of the Calder Valley
- Industrial Foothills and Valleys of the Cliviger Gorge
- Enclosed Uplands of the Rossendale Hills
- Settled Valleys of the Irwell

5.5.39 The Landscape Strategy makes specific, detailed recommendations for the planning and management of these landscape types.

5.5.40 The 'South Pennines Wind Energy Landscape Study' and 'Landscape Guidance for Wind Turbines up to 60m high in the South and West Pennines' (January 2013) also includes a detailed analysis of local landscape characteristics.

Protecting and Responding to Landscape Character

5.5.41 The individual or cumulative impact of development or land-use change can detrimentally affect landscape character. There are many features in the landscape of cultural significance and these contribute to local distinctiveness reflecting the long-term interaction between human activity and natural processes. Natural and historic features combine to establish a character and identity of an area.

5.5.42 Where development is judged to be acceptable in principle e.g. on allocated sites, suitable sites within the development boundaries or development in the open countryside that accords with Policy SP4; development may inevitably change the character of the existing landscape. Such development in its design and layout can still respect the existing landscape character, for example by respecting existing contours, retaining key field boundaries such as dry stone walls or hedgerows, following historic and traditional development patterns e.g. addressing village road/green or verge frontages, retaining and incorporating existing mature trees and avoiding overly urbanized forms of development in rural areas e.g. standard pavement and street-lighting schemes, highly engineered cul-de-sacs.

5.5.43 Development should be sensitively designed to contribute positively to the character of the local landscape in terms of its location, siting and design wherever possible. The Lancashire Landscape Character Assessment and National Character Area Profiles 35 and 36 are important tools to inform design decisions on the impact of development on the local landscape.

¹⁰⁸ NCA are compiled by Natural England, full details of each of the NCA's can be viewed at <http://publications.naturalengland.org.uk/publication/12237027>

¹⁰⁹ Lancashire County Council 2000 available at <http://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/landscape-strategy.aspx>

5.5.44 Good design can often avoid the need for screening which itself can appear incongruous in the landscape. Where landscaping screening is appropriate and for landscape schemes in general, this should utilise native species to maintain or where possible enhance biodiversity.

5.5.45 As appropriate to their nature and scale, planning applications should be supported by a landscaping scheme that responds to the above matters and includes new landscaping measures that positively integrate the development into the landscape character of the area. In some cases they should also be supported by a landscape analysis which should take account of, as a minimum, the Lancashire Landscape Strategy and information obtained from the Lancashire Historic Environment Record.

Policy NE3: Landscape Character

1) The Council will expect development proposals to respect and where possible, enhance and restore landscape character, as appropriate to their nature and scale. Development proposals should ensure that:

- a) They relate well to local topography and built form and are of an appropriate scale, siting, layout, design, density and use of materials to minimise the impact on the landscape character of the site and its surroundings;**
- b) They are designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced and include provisions for the long term management and maintenance of any existing and proposed landscaping, woodlands and trees;**
- c) They avoid detrimental effects on or loss of features that make a significant contribution to the particular landscape character type, and where possible proposals should aim to conserve, enhance or restore important natural and historic landscape features such as farmsteads and barns, mills, ponds, lodges and bridges and protect historic field boundaries, including individual trees, stone walls and hedgerows that make a positive contribution to the character of the landscape type;**
- d) They maintain and extend tree cover, where practicable, through the retention of important trees, appropriate replacement of trees to be lost and new planting to support green infrastructure;**
- e) They incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations; and**
- f) They do not have an unacceptable visual impact on skylines, key views and roofscapes and undertake measures, such as landscaping, to reduce those impacts where appropriate.**

2) Planning applications should be supported by a landscaping scheme that responds to the above matters and includes new landscaping measures that positively integrate the development into the landscape character of the area.

3) Planning applications should be supported by a landscape analysis and management plan in appropriate cases. This should take account of, as a minimum, the Lancashire Landscape Strategy and information obtained from the Lancashire Historic Environment Record.

Trees, Hedgerows and Woodland

5.5.46 The importance of trees in delivering high quality places to live, work and spend leisure time is widely recognised. Trees add significant value to development in terms of social (health and well-being), economic (improving the image and desirability of an area)¹¹⁰ and environmental (shading from the sun, reducing flooding and improving air quality) benefits. Integrating trees and associated green spaces into developments early on in the design process minimises costs and maximises the benefits they can provide.

5.5.47 The NPPF at paragraph 118 states that “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.”

5.5.48 Local planning authorities have a wider statutory duty when determining planning applications to include appropriate and adequate provision for the preservation and planting of trees. They also have a duty to consider the making of tree preservation orders for individual trees, groups of trees or woodlands¹¹¹.

5.5.49 The Council will consider the making of Tree Preservation Orders (TPOs) in respect of trees of moderate and high quality which have life expectancy of at least 10 years and are of visual amenity value. TPOs could be made in response to perceived threats e.g. development proposals, notifications of proposed works to trees in conservation areas; or following work or studies which have identified trees of exceptional landscape value, e.g. areas where tree cover is particularly low, trees that contribute to the setting of a listed building, trees which are part of a deliberate composition e.g. a focal point or an avenue, trees which aid screening and buffering (visual/noise) and trees with historical or botanical interest or of particular importance as wildlife habitat. Threats will include felling or poor quality or unnecessary pruning such as lopping and topping.

5.5.50 Hedgerows provide important habitat for a range of flora and fauna. Under the Hedgerows Regulations 1997 it is unlawful to remove or destroy certain hedgerows without permission from the local planning authority. Permission is normally required to remove hedgerows that are at least 20 metres in length, more than 30 years old and contain certain plant species. The Council will assess the importance of the hedgerow using criteria set out in the regulations before deciding whether to grant permission.

5.5.51 Development proposals which involve the loss of protected, aged, veteran trees or areas of woodland will not be supported unless the public benefits of the proposal clearly and demonstrably outweigh the loss of these features. For other trees and hedgerows, development proposals should also seek to retain these, or where this is not practicable or desirable taking into account their species, condition or location, replacement trees and planting may be required. Development will be expected to retain prominent mature healthy trees.

5.5.52 In order to properly assess potential impacts, where there are trees that could affect, or be affected by a planning application, the Council may require a tree survey to be carried out and submitted in support of the application indicating which trees are to be retained and how these will be protected during construction works. This requirement will normally apply to trees which:

¹¹⁰ Commission for Architecture and the Built Environment (CABE) showed that properties in environments landscaped with trees or close to green space had a range of price increases of up to 30%

¹¹¹ Sections 197 and 198 of the Town and Country Planning Act 1990

- have a stem diameter of 75mm or more, measured at 1.5m above highest adjacent ground level; and are:
- within the development site, or
- overhang it or are located beyond the site boundaries but within a distance of up to 12 times their estimated stem diameter of the proposed building works;¹¹²

Policy NE4: Trees, Hedgerows and Woodland

Protected trees, hedgerows and woodland

- 1) Development proposals that lead to a loss of protected trees important¹¹³ hedgerows, prominent mature or aged or veteran trees or areas of mature or ancient woodland will not normally be permitted.
- 2) The Council will consider the making of Tree Preservation Orders where trees of moderate and high quality which have a life expectancy of at least 10 years and are of visual amenity value may be affected by future development or have been recognised as having public value.
- 3) Works to protected trees will only be granted consent where these:
 - a) Would not adversely affect the appearance of the tree and the contribution it makes to the visual amenity of the locality.
 - b) Would improve the health and/or amenity value of the tree;
- 4) The felling of protected trees will only be allowed where:
 - a) The tree is demonstrated to the Council's satisfaction to be in poor health and/or has lost its intrinsic visual amenity value; or
 - b) The tree is causing demonstrable harm/damage to the structural integrity of a building or structure, (evidenced by a structural and arboricultural report prepared by appropriately qualified consultant(s)), and the harm cannot be remedied by other reasonable means.
- 5) Where the felling of protected trees is allowed, replacement planting will normally be required.

Trees and hedgerows within development sites

- 6) Development proposals should provide for the protection and integration of other existing trees and hedgerows for their wildlife, landscape and/or amenity value. Where trees or hedgerows will be lost due to new development and this is considered acceptable on balance, the Council may require developers to replant trees of appropriate species on site where it is practicable to do so; or off site where it is not. The extent of replanting will not necessarily be a 1:1 ratio but will reflect the age, number and size of trees or length of hedgerows to be lost and the environment and likely survival rate for replacement trees. Where development proposals would affect or be affected by trees or established woodland on or adjacent to the development site, the Council may expect planning applications to be accompanied by:
 - a) An arboricultural survey prepared by a suitable qualified and experienced person in

¹¹² BS 5837 2012 Trees in relation to design, demolition and construction - Recommendations:

¹¹³ 'Important' is defined in the Hedgerow Regulations 1997 <http://www.legislation.gov.uk/uksi/1997/1160/contents>

accordance with BS: 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' and any subsequent revisions.

- b) A landscaping scheme which clearly shows adequate spacing between trees and buildings, taking into account the existing and future size of trees, both above and below ground.**

Environmental Protection

5.5.53 Excessive levels of air, land, noise, energy, vibration, light and water pollution have the potential to have an adverse impact on environmental quality, ecology, and health and wellbeing. It is therefore essential to ensure that wherever possible, all forms of pollution are considered, controlled and mitigated against as part of the development process.

5.5.54 The NPPF at paragraph 100 states that in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment and at paragraph 99 that the planning system should contribute to:

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.5.55 The NPPF also requires the Local Plan to meet the identified development requirements, including the demand for market and affordable housing in full unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this NPPG taken as a whole; or specific policies in the NPPF indicate development should be restricted.

5.5.56 These imperatives can sometimes pull in different directions. Housing, employment, retail and leisure developments will have impacts on the environment. Many of these impacts can be avoided by location and design choices, whilst others cannot e.g. many developments will generate additional vehicle journeys both during their construction and operation. In such cases, where development is required to meet identified requirements, including on sites specifically allocated for development in the Plan, and in circumstances where short or longer terms adverse impacts cannot be entirely avoided, the Council will expect appropriate mitigation measures to be explored.

5.5.57 In failing to meet legislative air quality limits for nitrogen dioxide emissions, the Government has made a commitment to improve air quality in the UK. Implementing measures to reduce air pollution at a local level is therefore extremely important. Although there are no formal Air Quality Management Areas (AQMAs) in the borough at the time of writing, there are several areas of the borough where traffic emissions are impacting on air quality.¹¹⁴ Paragraph 124 of the NPPF states: "Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.

¹¹⁴ Local Air Quality Management Policy Guidance (PG16) <http://laqm.defra.gov.uk/documents/LAQM-PG16-April-16-v1.pdf> DERFA

Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.”

5.5.58 Policy SP4 sets out the Plan’s overall development strategy and seeks to focus development on Burnley and Padiham and in other in areas accessible by public transport. Policies SP4 & 5 set out the requirements for addressing energy efficiency through design. Policies IC1 and IC2 set out policies to encourage the use of more sustainable forms of transport and Policy IC3 includes provision for charging points within car parks for ultra-low emission vehicles (e.g. electric cars).

5.5.59 Where a specific development proposal has the potential to result in adverse environmental effects, the Council will adopt the ‘polluter pays’ principle whereby the developer should meet the costs of mitigation or contribute towards environmental improvements elsewhere through planning contributions. The cumulative effects of various sources of pollution will be taken into account and detailed assessments to evaluate the level of risk and to identify appropriate measures to satisfactorily mitigate the risk of pollution may be required.

5.5.60 Development that is sensitive to pollution that is within legal limits will not be appropriate where existing sources of pollution cannot be satisfactorily mitigated or where it would prejudice the viability of other important land uses by reasons of its sensitivity to pollution.

5.5.61 Policy NE5 deals with the light pollution aspect of external lighting schemes. Other policies address the impact and design of lighting units e.g. SP4 and 5, NE3, TC8 and any relevant historic environment policies.

5.5.62 The Borough has a legacy of sites which are unstable or potentially unstable due to past mining, quarrying and landfilling activity. The Coal Authority has identified locations of potential instability arising from historic coal mining activity, which may contain one or more of such legacy issues, as ‘Development High Risk Areas’.¹¹⁵ These High Risk Areas covers some 23% of the borough and whilst most sites are likely to be unaffected, there is a potential for direct risks associated with subsidence and the potential collapse of workings and shafts in these areas. Instability may also arise from factors such as natural underground cavities, natural or artificial slopes, subsidence, or ground compression. The Council will require surveys of land that is potentially unstable to demonstrate that land is or can be made safe for occupiers and neighbours.

5.5.63 Where development may affect protected nature conservation sites or species e.g. through light pollution, or groundwater or water courses, early engagement should be made by the applicant with Natural England, the Environment Agency and United Utilities, as appropriate.

Policy NE5: Environmental Protection

1) Development proposals, as appropriate to their nature and scale, should demonstrate that environmental risks have been evaluated and appropriate measures have been taken to minimise the risks of adverse impacts to air, land and water quality, whilst assessing vibration, heat, energy, light and noise pollution.

Air Quality

2) The Council will seek to ensure that proposals for new development will not have an unacceptable negative impact on air quality and will not further exacerbate air quality in AQMAs

¹¹⁵ Development High Risk Areas are shown on a plan entitled “Coal Mining Referral Area” available on The Coal Authority website

or contribute to air pollution in areas which may result in an AQMA. Applicants should consult with the Council's environmental health service to establish if the proposed development is located within an AQMA.

3) An air quality assessment will be required where a development may result in a significant increase in air pollution, or lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity and/or the environment.

Assessments shall address the following:

- a) The existing background levels of air pollution;
 - b) Existing developments and sources of air pollution throughout the borough and the cumulative effect of planned developments; and
 - c) The feasibility of any mitigation measures that would reduce the impact of the development on local air quality.
- 4) The Council will support and promote the provision of charging points for ultra-low emission vehicles.

Light Pollution

5) New lighting schemes should be appropriate to the type of development and its location. Proposals for outdoor lighting should not have an unacceptable adverse impact by reason of light spillage or glare on neighbouring building/uses, the countryside, highway safety or biodiversity in line with Policy NE4. Where appropriate, a light impact assessment will be required as part of the application submission.

Noise Pollution

6) Developments generating noise which is likely to create significant adverse impacts on health and quality of life and cannot be mitigated and controlled through the use of conditions or through pre-existing effective legislative regimes, will not be permitted.

Contaminated Land¹¹⁶

7) On sites that are known to be or potentially contaminated,¹¹⁷ applicants will be expected to carry out an appropriate survey by a suitably qualified and experienced specialist.

- a) A Phase 1 Desk Study will be required for any application which results in a sensitive end use on a site where such a site is or may be contaminated by virtue of previous users.
- b) A Phase 2 Study will be required if the site is known or identified as having high levels of contamination. A Remediation Strategy shall be provided by the developer to bring the site to an acceptable level of condition which is relevant to the proposed use.

Unstable Land

8) On sites that are known to be or where there is reason to suspect them to be unstable and the risk of instability has the potential to materially affect either the proposed development or neighbouring uses/ occupiers, applicants will be expected to carry out an appropriate

¹¹⁶ Refer to definition in the Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, DEFRA

¹¹⁷ The Council maintains a contaminated land register

assessment by a suitably qualified and experienced specialist to demonstrate that the proposed development is safe and stable or can be made so. This should:

- a) Include a preliminary assessment including a desk based survey of the previous uses of the site and their potential for instability in relation to the proposed development; and
- b) Where the preliminary assessment establishes that instability is likely but does not provide sufficient information to establish its precise extent or nature, site investigation and risk assessment must be carried out to determine the standard of remediation required to make the site suitable for its intended use.
- 9) Where remediation, treatment or mitigation works are considered necessary to make the site safe and stable and/or to protect wider public safety, conditions or obligations will be imposed to ensure appropriate works are completed prior to the commencement of development or in accordance with an alternative programme agreed.

Water Quality

- 10) Development will not be permitted where it would have an adverse effect on the quality or quantity of groundwater resources or watercourses and water bodies.

Policies in this Section

CC1: Renewable and Low Carbon Energy (not including wind)	CC4: Development and Flood Risk
CC2: Suitable Areas for Wind Energy Development	CC5: Surface water management and Sustainable Drainage Systems (SuDS)
CC3: Wind Energy Development	

5.6 Climate Change

Renewable Energy

National Policy Background

5.6.1 The Government has taken a number of steps to limit the UK's emissions of greenhouse gases through legally binding targets, both now and in the future. As part of an international effort the UK has been signed up to the Kyoto Protocol since 1995 and in 2016 ratified the Paris Agreement. The 2008 Climate Change Act commits the government to reducing targeted UK greenhouse gas emissions by at least 80% in 2050 from 1990 levels.

5.6.2 Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to include in their Local Plans "policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change".

5.6.3 Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations in line with the objectives and provisions of the Climate Change Act 2008. One of the NPPF's core planning principles is to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, by amongst other things, encouraging the use of renewable resources. In Paragraph 93 it identifies the key role planning plays in shaping places to:

- Secure radical reductions in greenhouse gas emissions
- Minimise vulnerability and provide resilience to the impacts of climate change; and
- Support the delivery of renewable and low carbon energy and associated infrastructure

5.6.4 Examples of actions which could impact on climate change by reducing emissions include:

- Reducing the need to travel and providing for sustainable transport
- Providing opportunities for renewable and low carbon energy generation
- Providing opportunities for decentralised energy and heating
- Promoting low carbon design approaches to reduce energy consumption in buildings

5.6.5 Examples of actions which could help adaptation to a changing climate include:

- Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime
- Considering the impact of, and promoting design responses to, flood risk and coastal change for the lifetime of the development

- Considering availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality
- Promoting adaptation approaches in design policies for developments and the public realm

5.6.6 The Lancashire Climate Change Strategy sets out a framework for how the sub-region will work together towards meeting its target that “Lancashire is low carbon and well adapted by 2020” and identifies the carbon savings that can be achieved through four key sectors: domestic, transport, business and public sector and land use.

Renewable Energy Generation in Burnley

5.6.7 In addition to helping reduce greenhouse gas emissions, minimising the use of finite resources and improving the UK’s energy security, renewable energy generation can stimulate investment and provide jobs.

5.6.8 The UK Renewable Energy Strategy 2009 indicated that 15% of the UK’s energy demand would be met by renewable energy in 2020. In 2014 14.44% of Burnley and Pendle’s electricity consumption is met by renewable energy and the area ranks 6th among English urban areas.

5.6.9 The NPPF states that to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources, and they should:

- have a positive strategy to promote energy from renewable and low carbon sources;
- design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
- support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

5.6.10 The NPPF at paragraph 98 clearly states that when determining planning applications, local planning authorities **should not** require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable.

5.6.11 The main types of renewable energy currently in use are:

Wind (Electricity):	Small scale – turbines up to 100kW which can provide energy for several buildings with excess surplus sold to the grid or domestic turbines between 1KW- 6KW which can power single properties Commercial – turbines with a power output of 100kw or above. Energy generated would not normally be used on site and would be sold to the national grid
Biomass	The term biomass describes biological materials from living, or recently living,

(Electricity/Heat):	<p>organisms, whereas the output is referred to as bioenergy or biofuels. Biofuels can be derived from plants, animal waste or human activity and three main processes are employed to generate electricity or heat from these products:</p> <ul style="list-style-type: none"> - Direct combustion of solid biomass. - Gasification of solid biomass. - Anaerobic digestion of solid, or liquid, biomass. <p>Biofuels are typically used to heat buildings by the use of a stand-alone stove, to provide space heating for a room, or a boiler connected to the central heating and hot water systems. They are also suitable for use in combined heat and power (CHP) plants, but as yet have not been exploited to their full potential in the UK.</p>
Solar (PV) (Electricity):	Solar photovoltaic cells capture energy from the sun and convert it into electricity. The benefits of these panels are that they only require daylight rather than direct sunlight to operate efficiently and can be designed to be highly unobtrusive
Solar thermal (Heat):	Solar heating systems employ solar panels, or collectors, that are usually fixed to the south facing roof of a property. They collect heat from the sun and use it to warm water used within the property.
Heat pumps (Heat):	Heat pumps are used to extract thermal energy from an outside source (i.e. from the ground, air or water) and transfer it into a distribution system to heat a confined space (e.g. a building).
Hydropower (Electricity):	Hydropower harnesses the power of water flowing, or falling, through a turbine to generate electricity. Critical to the suitability of sites are the combination of flow (i.e. the volume of water passing through the turbine) and head (i.e. the vertical distance between the water source and the turbine). The greater the flow or head, the more electricity can be generated. Water can also be stored to help generate electricity when it is most needed.
Low Carbon Schemes (Electricity/Heat):	<p>Combined heat and power (CHP) and district heating/cooling schemes are examples of decentralised energy. Whilst not directly fulfilling commitments under the UK Renewable Energy Strategy, are an important part of the mix of technologies that can be employed to reduce carbon emissions.</p> <p>CHP schemes typically capture the (residual) heat released when generating heat or electricity and redeploy this close by. In contrast district heating schemes use this residual heat to warm water to temperatures of between 80°C and 130°C and distribute this via a local network to residential and commercial properties for space and/or water heating. District heating schemes can also be fuelled by a wide range of fuel sources (e.g. biomass, solar pv etc.) with the choice of fuels influencing the overall carbon savings.</p> <p>Energy from Waste developments are 'County Matters' considered under the Lancashire Minerals and Waste Local Plan. Policy DM4 Energy from Waste requires all developments that include processes of recovering energy from waste to include measures to capture any heat or electricity produced directly or as a by-product of the waste treatment process and either use it on site or export it to the national grid or a local energy or heat consumer.</p>

5.6.12 A number of local studies have examined the potential of Lancashire and/or Pennine Lancashire to facilitate/accommodate renewable energy provision.

The Lancashire Sustainable Energy Study: SQW and Maslen Environmental (2011/12):

5.6.13 This study was in three parts: the first part involved providing Lancashire's local authorities with resource assessments of the *technical renewable energy capacity* at 2020 using

nationally endorsed DECC and CLG methodology. The second focused on translating this potential technical capacity to a more realisable deployable capacity. The final part of the study provided updated data on deployable capacity and considered the merits of local authorities setting targets for future renewable energy generation in their local plans.

5.6.14 The study identified a deployable potential in the borough of 81MW by 2030 taking account of current generating capacity and identified constraints. A summary of this breakdown is given in Table 7

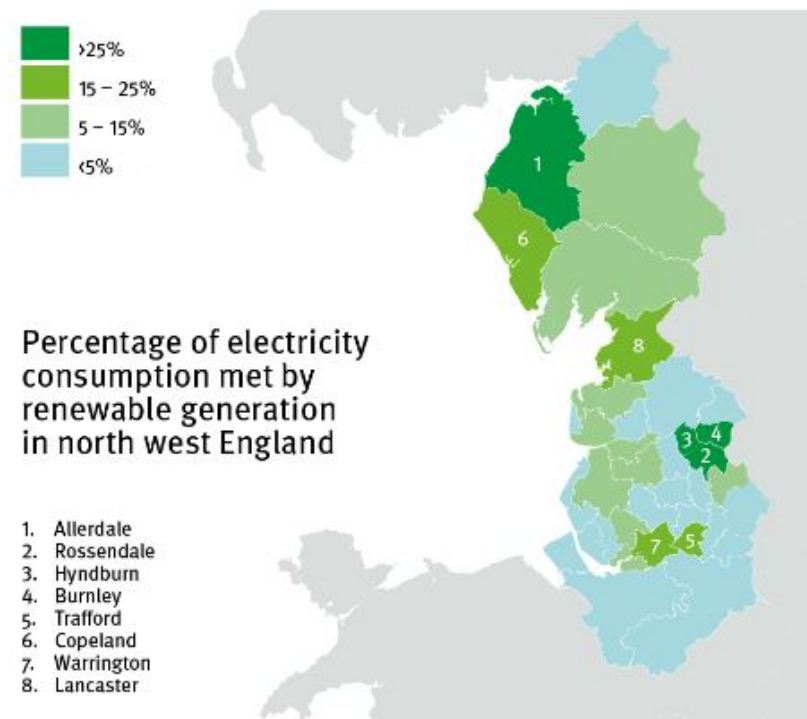
Table 7: Burnley renewable energy deployment projections, 2020 and 2030

Technology	Existing deployment at 2011	Anticipated deployment 2020	Anticipated deployment 2030
Commercial wind	21.6	46.8	62.0
Small scale wind	0.9	0.9	0.9
Plant biomass	0.0	0.1	0.1
Animal biomass	0.0	0.0	0.1
Energy from waste	7.7	6.0	2.0
Small scale hydro	0.1	0.2	0.2
Microgeneration	0.1	6.5	15.4
Total	30	60	81

Source SQW All figures in Mega-watts MW.

5.6.15 In more recent analysis¹¹⁸, Burnley and Pendle was placed 4th out of all urban areas in England for producing renewable energy.

Figure 6: Percentage of electricity consumption met by renewable generation in the North West



Source – see footnote

¹¹⁸ Carried out by the Green Alliance http://www.green-alliance.org.uk/NW_renewables_.php

5.6.16 The borough has the potential to make further contributions to the transition to a low carbon future, including by virtue of its topography and natural assets. Opportunities exist for increased deployment across a range of renewable and low energy technologies.

5.6.17 This must however be balanced with the need to protect the district's high quality landscape, townscape and the biodiversity value of its internationally and nationally designated nature conservation sites (see Policy NE1) and great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance. Where proposals would lead to harm to the significance of a heritage asset or those elements of its setting that contribute to significance, then alternative (less harmful) options should be explored and mitigation maximised in order to reduce the harmful effects as far as it is practically possible. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, then the public benefit of mitigating the effects of climate change will be weighed against the harm to the significance of the heritage assets (see Policies HE2 to HE4).

5.6.18 Renewable energy developments should be acceptable for their proposed location and there may be particular considerations for certain technologies. There are permitted development rights to install some technologies without the need for planning permission. Wind energy because of its particular impacts and specific national policy approach is dealt with separately from Policy CC1 below.

Policy CC1: Renewable and Low Carbon Energy (not including Wind Energy)

1) Proposals for renewable and low carbon energy development will be supported where they satisfy the requirements of other relevant Plan policies and can demonstrate, after identifying and thoroughly appraising any potential individual and cumulative effects, that any associated impacts are or can be made acceptable. This presumption will apply where proposals:

- a) Do not have a significant adverse impact by reason of visual impact on the character of the immediate and wider landscape or townscape;**
- b) Do not have an unacceptable impact on local amenity, including public rights of way and bridleways; and can successfully mitigate against visual (including glint/glare), noise, smell, pollution or other impacts likely to affect nearby occupiers and/or neighbouring land uses;**
- c) Do not have an unacceptable impact on ecology, geology, water resources or flood risk, and where possible enhance these functions;**
- d) Ensure that any waste arising as a result of the development is minimised and dealt with using a suitable means of disposal; and**
- e) Avoid the loss of, or loss of productive use of, the best and most versatile agricultural land and, for large scale developments, prefer previously developed and non-agricultural land, provided that it is not of high environmental value.**

2) Where development proposals would have a wider landscape impact than their immediate locality, planning applications should be accompanied by an appropriately detailed landscape impact assessment undertaken by suitably qualified and experienced persons that assesses the impact of the proposed development on the landscape and any mitigation measures identified.

3) Where mitigation is required to make any identified impacts acceptable, these will be secured through condition, agreement and if necessary a planning contribution.

4) In assessing renewable energy proposals, the Council will give positive weight to initiatives which are community-led or where there are direct benefits to community through their involvement.

Wind Energy

5.6.19 Burnley has 16 operational wind energy sites with a total of 29 turbines. These have a combined capacity of 25.7MW. In addition, three small turbines have planning consent. This is equivalent to the electricity needs of 14,906 homes for a year. (Based on DECC figures).

5.6.20 23.5MW of current capacity is generated by two large scale wind farms:

- Coal Clough - 8 turbines
- Hameldon Hill - 6 turbines

5.6.21 There is a growing concentration of 'very small' and 'small' turbines in the rural area to the north-east of the borough. These turbines are often seen in different landscape contexts to larger scale, commercial turbines which are commonly sited on sparsely settled moorland plateau and hills. This means that smaller scale turbines tend to raise different siting and design issues.

5.6.22 Cumulative effects are increasingly relevant in the South Pennines given the pace and scale of wind energy development that has occurred in recent years; and will influence the location and amount of additional wind energy development that can be accommodated in a specific Landscape Character Type (LCT). Throughout the borough but especially in the North West, a key consideration in planning for new wind energy development would be the effect on views to and from Pendle Hill and the wider Forest of Bowland AONB, which lies just to the north of the borough.

National Policy for Wind Energy

5.6.23 The NPPF states that to help increase the use and supply of low carbon energy local planning authorities should amongst other things "consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources. This includes wind turbines."

5.6.24 A subsequent Written Ministerial Statement (WMS) on local planning in June 2015 set out revised national policy on wind energy development stating that when determining applications for one or more wind turbines planning permission should only be granted if:

- "the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Development Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by local communities have been fully addressed and therefore the proposal has their backing."

5.6.25 The WMS also stated that "whether a proposal has the backing of the affected community is a planning judgment for the local planning authority".

5.6.26 In addition to addressing the planning impacts identified by local communities proposals would need to satisfy other national and local policy considerations.

Areas Suitable for Wind Turbines

5.6.27 Planning Practice Guidance states that there are no hard and fast rules about how suitable areas for renewable energy should be identified but indicates that landscape character areas could form the basis for considering which technologies at which scale may be appropriate in different types of location. Guidance also makes clear that assessment carried out at a county or district level may provide an appropriate scale for assessing the likely landscape and visual impacts of individual proposals.

5.6.28 The National Policy Statement (NPS) for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts) states that where plans identify areas as suitable for renewable and low-carbon energy development, they should make clear what criteria have determined their selection, including for what size of development the areas are considered suitable. The NPS provides details of relevant factors that can influence onshore wind site selection and could therefore inform the identification of suitable areas for wind energy in Local Plans. These include predicted wind speed, the proximity of sites to dwellings, capacity of a site (how many turbines can be accommodated), electricity grid connection and access. It is not considered feasible to undertake an assessment of all factors outlined in the NPS as many are clearly focused on individual site selection rather than the identification of broad areas. These would be more appropriately considered by applicants in determining specific sites.

5.6.29 The Council's approach to defining suitable areas is based on detailed assessment of wind turbine impacts on landscape character contained in the following evidence:

Landscape Guidance for wind turbines up to 60m high in the South and West Pennines, Julie Martin Associates January 2013:

5.6.30 This study aimed to facilitate a rigorous, structured approach to consideration of landscape and visual issues associated with single turbines and groups of turbines up to 60m in height to blade tip. The guidance within the study is intended to help developers understand (and respond effectively to) the specific landscape and visual issues associated with smaller classes of turbine.

South Pennines Wind Energy Landscape Study, Julie Martin Associates/LUC October 2014:

5.6.31 This study focused primarily on larger scale commercial turbines and updated and expanded an earlier 2010 Julie Martin Associates study, which responded to a growing number of planning applications for wind energy development which raised concern about impacts, especially cumulative impacts, on the character and quality of South Pennine landscapes. The study indicates areas that may be more or less sensitive – in landscape and visual terms – for wind energy development of different scales.

5.6.32 These studies were jointly commissioned by the South Pennines Wind Energy Group authorities (Kirklees, Calderdale, Barnsley, Rossendale, and Burnley) to assess and understand the sensitivity of different landscapes to varying scales of wind turbine development. They are based on National Landscape Character Areas and define local character areas and types using best practice and national landscape assessment guidance. Cross border and cumulative impacts are also considered, and this is monitored as part of an ongoing process.

5.6.33 Drawing on the study information, it is considered that the landscape character areas listed in Policy CC2 are suitable for some scale of wind turbine development subject to the consideration of the aforementioned evidence, other plan policies and any other relevant

planning considerations. This is consistent with the NPPFs indication that Local Plans should plan positively to deliver renewable and low carbon technology developments.

Table 8: Sensitivity of Burnley Landscape Character Types to wind energy development

Landscape Character Type (LCT) Reference	LCT Name	LCT Sensitivity to wind energy development
LCT A	High Moorland Plateaux	Highly sensitive to very large (>130m) turbines; Highly sensitivity to large (90-129m) and medium sized (60-89m) turbines. Moderate to high sensitivity to small turbines (25-59m). Moderate to high sensitivity to very small (<24m) turbines.
LCT C	Enclosed Uplands	Highly sensitive to very large (>130m) turbines; Moderate to high sensitivity to large (90-129m) and medium sized (60-89m) turbines. Moderate sensitivity to small turbines (25-59m). Low sensitivity to very small (<24m) turbines.
LCT D	Moorland Fringes/upland pastures	Highly sensitive to very large (>130m), large (90-129m) and medium (60-89m) turbines; Moderate to high sensitivity to small (25-59m) sized turbines. Moderate sensitivity to very small (<24m) turbines.
LCT E	Rural Fringes	Highly sensitive to very large (>130m), and large turbines (90-129m). Moderate to high sensitivity to medium (60-89m) and small (25-59m) sized turbines. Moderate sensitivity to very small turbines (<24m)
LCT F	Settled Valleys	Highly sensitive to very large (>130m), large (90-129m), medium (60-89m) and small (25-59m) turbines Moderate to high sensitivity to very small turbines (<24m)
LCT G	Wooded Rural valleys	Highly sensitive to very large (>130m), large (90-129m), medium (60-89m) and small (25-59m) turbines Moderate to high sensitivity to very small (<24m) turbines
LCT O	Industrial/Business Parks	Highly sensitive to very large (>130m), and large (90-129m), turbines Moderate to high sensitivity to medium (60-89m) sized turbines Low to moderate sensitivity to small turbines (25-59m) Low sensitivity to very small turbines (<24m).
n/a	Urban Area	The South Pennines (2014) study did not assess this character area for its sensitivity to wind turbines, nor indicate particular opportunities. However, it is considered that given the broad extent of the urban area its varying topography, and the fact that a number of 'very small' turbines already exist within it e.g. associated with new schools development; there may be opportunities for very small/small turbines subject to detailed consideration of Policy CC3 Wind Turbines and other local plan policies as appropriate.

5.6.34 The table below indicates the power generated by various turbine sizes:

Table 9: Turbine sizes and Outputs

Turbine Size	Turbine height	Approx. average power rating	Approx. number of homes powered per annum (based on DECC figures)
Very small	25m or less to blade tip	12kW	7
Small	25-60m to blade tip	0.5MW	290
Medium	60-90m to blade tip	1MW	580
Large	90-130m to blade tip	2.5MW	1450

5.6.35 Policy CC2 excludes the nationally and internationally important South Pennine Moors SAC/SPA/SSSI from identified suitable areas. Whilst national policy does not rule out wind energy development within such protected nature conservation sites, paragraph 119 of the NPPF states that the 'presumption in favour of sustainable development' (set out in paragraph 14 of the NPPF) does not apply to development affecting international sites which would require an appropriate assessment. In practice it is considered unlikely that wind energy development could be accommodated without adversely affecting the integrity of the South Pennine Moors SAC/SPA. This area lies within the High Moorland Plateaux Landscape Character Type where sensitivities are moderate to high for very small and small turbines and high for large and very large turbines. This area has therefore been excluded from the suitable areas. In Landscape Character Types which adjoin the designated site, proposals will need to consider impacts on functional land associated with the SAC/SPA/SSSI for instance land which birds depend on for feeding. Natural England provides advice on assessing these potential impacts.

5.6.36 Suitable areas for wind in Burnley as set out in Policy CC2 include all the borough's Green Belt land. Policy SP7 reflects the NPPF para 91 which states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed and that such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

5.6.37 Landscape Character Assessment is recognised as a method of establishing suitable areas for wind turbines. Policy CC2 adopts this approach and sets out the type, scale and general locational requirements for each of the landscape character types which make up the Suitable Areas which, if satisfactorily addressed, would make these areas suitable in principle. However, there are other important issues which require further consideration before a specific proposal could be supported including hydrogeology; the historic environment; ecology and ornithology; noise and shadow flicker impacts and effects on aircraft radar. Wind energy developments that satisfy the requirement of Policy CC2 will need to be assessed on their own merits against the criteria set out in Policy CC3 Wind Energy Developments, with detailed consideration of specific landscape and visual (including cumulative) impacts and siting, layout and design.

Policy CC2: Suitable Areas for Wind Energy Development

- 1) Subject to detailed consideration of landscape, visual, ecological, heritage, cumulative and other environmental impacts in line with Policy CC3 and other relevant policies in the Plan, wind energy development of the scale and type described will be supported within the areas of the borough set out in in 3) below and as shown on the Policies Map¹¹⁹. These areas correspond to Landscape Character Types (LCTs) defined in the South Pennines Wind Energy Landscape Study (Julie Martin Associates and LUC 2014):**
- 2) In all areas wind turbine proposals should:**
 - a) When locating 'very small ' and 'small' turbines, choose sites that are well away from medium or large turbines (in the same or adjoining LCTs), so that the different size classes are not seen together and avoid strong concentrations of turbines in a given area;**

¹¹⁹ The main Submission Policies Map shows the area not identified as Suitable Areas for Wind Energy Development – the Suitable Areas by landscape type are shown on a separate A3 Map.

- b) **Avoid close juxtaposition of different small turbine designs and heights, aiming instead for a consistent height and design in a given area;**
- c) **Identify and take account of possible cross-boundary cumulative impacts associated with small turbines in adjoining local authorities; and**
- d) **When locating turbines in LCTs, sites should be chosen away from views to existing turbines in adjoining LCTs, so as not to blur the distinctions between LCTs.**

3)

LCT A: High Moorland Plateaux

(excluding the South Pennine Moors SAC, SPA, SSSI)

- Within this LCT, new wind energy development should not extend a wind energy influence over a wider area than at present or visually 'connect' existing wind energy developments in the same or adjoining LCTs.
- Wind energy development at new locations in this landscape will be limited to very occasional 'very small' or 'small' single turbines of consistent height and design.
- In this LCT, particular care will need to be taken to ensure that:
 - In repowering existing wind energy sites, the surrounding landscape does not become a 'windfarm landscape' i.e. a landscape in which the influence of wind energy development dominates landscape character, effectively creating a new character.
 - Wind energy development presents a clear and coherent image that does not visually dominate or overwhelm a specific landform feature, skyline or settlement, especially in the Calder Valley /Cliviger Gorge.

LCT C: Enclosed Uplands

- Small scale development visually associated with settlements or farms, sited away from sensitive skylines or settings e.g. on gentle upland side slopes will be most suited to this landscape type.
- Locally, where the landscape is somewhat larger in scale (more expansive, with large enclosures or open moorland and sparser settlements) there may be some limited scope for larger turbines or turbine clusters.
- Wind energy developments in this LCT should avoid visually 'connecting' existing wind energy developments (in the same or adjoining LCTs) or dominating the landscape character of the LCT to the extent that its overall character changes.

LCT D: Moorland Fringes/Upland Pastures and

LCT E: Rural Fringes

- Small scale wind energy development that is visually associated with settlements or farms, and evenly spread across the landscape rather than concentrated in one particular area, will be most suited to this landscape type.
- In LCT D adjacent to SAC/SPA/SSSI, wind energy developments should demonstrate a clear association of 'very small' turbines with the regular clusters of farm buildings that occur in this LCT.
- In LCT E, locations close to industry, business parks, major transport corridors and quarried or other brownfield sites may be less sensitive.

LCT F: Settled Valleys and

LCT G: Wooded Rural Valleys

- Opportunities are likely to be very limited, but a single turbine that shows clear visual and functional relationships with the building, business or farm that it serves may fit best within the landscape and townscape of these LCTs.
- In LCT F, the upper valley reaches, which are slightly larger scale and more open, may be somewhat less sensitive than the lower parts of the valleys.
- In LCT G, adjacent to SAC/SPA/SSSI, siting close to locally existing woodland may screen and help to accommodate turbines.

LCT O: Industrial/Business Parks and

LCT U: Urban Area

- Areas that are heavily influenced by major transport corridors or industrial or business activity may have lower sensitivity to wind energy development. Turbines that show a clear visual and/or functional relationship with such land uses may be more easily accommodated in the landscape.
- In LCT O, siting turbines so that they show a close association with major industrial and/or infrastructure elements may fit best within the landscape.
- In the wider urban area very small or small turbines which show a clear visual or functional relationship with large public or private land uses, e.g. educational establishments or leisure facilities, may be more easily accommodated in the landscape.

Wind Energy Development

5.6.38 The Council will support proposals for wind energy development within a suitable areas as set out in Policy CC2 that satisfies the requirements of the LCT within which they are located as set out in Policy CC2, subject to the criteria set out in Policy CC3 being met and the proposals complying with other relevant policies of the Plan, including policies relating to developments affecting internationally and nationally designated nature conservation sites (Policy NE1) or heritage assets (see Policies HE2 to HE4). (See also paras 5.36 and 5.37)

Policy CC3: Wind Energy Development

- 1) **The Council will support proposals for wind energy development providing:**
 - a) **The development is located in a suitable area as set out in Policy CC2;**
 - b) **The development would not have an unacceptable impact on landscape character as set out in Policy CC2, including cumulative impacts in combination with other existing or approved developments;**
 - c) **The development would not result in unacceptable significant effects either alone or cumulatively by virtue of visual, noise, or shadow/reflective flicker impacts on local residents and sensitive users of the site or its surroundings e.g. those using public rights of ways/bridleways and would not result in the loss of, or significantly detract from, key views of scenic landmarks or landscape features;**
 - d) **Measures are taken to avoid and where appropriate mitigate any negative effect of the development in terms of ecology, geology or hydrology, including; impacts of the**

- development on deep peat areas, nature conservation features, biodiversity and geodiversity including habitats and species;
- e) Measures are taken to avoid and where appropriate mitigate unacceptable adverse impacts on local amenity resulting from development, its construction and operation.
 - f) The development would not have an unacceptable impact on the operation of radar systems required for commercial or military aircraft or the Met Office Safeguarded Meteorological Site at Hameldon Hill;
 - g) The development would not have an unacceptable impact on television and broadband reception or other telecommunications;
 - h) They avoid the loss of or loss of productive use of the best and most versatile agricultural land;
 - i) Grid connections are kept underground and any site sub-station/control buildings are appropriately sited and small in scale; and
 - j) Supporting infrastructure (including access tracks through the site, associated cables and operational equipment) do not have a significant adverse impact on the site and its surroundings, including any Public Rights of Way.
- 2) Proposals for wind energy development should be accompanied by:
- a) An appropriately detailed landscape impact assessment undertaken by an appropriately qualified and experienced person that assesses the impact of the proposed development on the landscape including: photomontages illustrating the proposed development in context of existing or consented turbine development and other landscape features, and plans illustrating the visual impact and the cumulative visual impact; and
 - b) A Construction Management Plan and proposals for managing the decommissioning and removal of the turbines and the restoration of the site.
- 3) In assessing wind energy proposals, the Council will give positive weight to community-led initiatives or where there are direct benefits to community through their involvement.
- 4) Where mitigation is required to make any identified impacts acceptable these will be secured through condition, agreement including where necessary through planning contributions.

Flood Risk

5.6.39 Flooding from rivers is a natural process that plays an important role in shaping the natural environment; however, flooding can threaten life, disrupt the local economy and cause substantial damage to property in both urban and rural communities. Although flooding cannot be wholly prevented, worsening flooding can be avoided and its impacts can be reduced through good planning and management, including through a 'managed adaptive approach', for example setting a development away from a river so it is easier to improve flood defences which, whilst they may not be necessary at the present time, may be necessary in the future.

5.6.40 Flood Zones refer to the probability of river and sea flooding. In respect of river flooding, Flood Zone 1 is low probability (less than 1 in 1,000 annual probability of river flooding); Flood Zone 2 is medium probability (between 1 in 100 and 1 in 1,000 annual probability of river

flooding); Flood Zone 3a is high probability (1 in 100 or greater annual probability of river flooding) and Flood Zone 3b is the Functional Floodplain where water has to flow to be stored in times of flood. Flood Zones are defined nationally on the Environment Agency's Flood Map for Planning (Rivers and Sea), except for Flood Zone 3b which local authorities are normally expected to identify in their Strategic Flood Risk Assessments. Flood Zones ignore the presence of defences and they do not take account of the possible impacts of climate change which affect the future probability of flooding.

The Sequential Test

5.6.41 The NPPF and the accompanying NPPG 'Planning Guidance on Flood Risk and Coastal Change' indicate that development should be directed to areas at the lowest risk of flooding. This sequential approach to the location of development aims to avoid, where possible, flood risk to people and property and to manage any residual risk, taking account of the impacts of climate change. To inform this approach, the Council prepares a Strategic Flood Risk Assessment (SFRA) to support its Local Plan drawing on information on all potential sources of flooding from the Environment Agency, the County Council as Lead Local Flood Authority for Lancashire, and United Utilities.

5.6.42 Flood zoning and sequential testing are designed to minimize development in areas at risk. The level of risk will be dependent on the type of development proposed in a particular Flood Zone and its vulnerability. Whilst all development is considered compatible with Flood Zone 1 (low risk), many types of development are not considered compatible with Flood Zones 3a and 3b. For some types of development in Flood Zones 2 and 3, in order for it to be considered acceptable it must first be demonstrated that it is not possible, consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding: these then also have to satisfy an 'Exception Test'

The Exception Test

5.6.43 For the 'Exception Test' to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.

Flood Risk in Burnley

5.6.44 In terms of river flooding, the Burnley, Nelson and Colne Flood Risk Management Strategy 2011 identified seven principal flood risk reaches within the borough. In Padiham, flood risk reaches follow the River Calder and Green Brook to their confluence in the town centre and a further reach is identified on Green Brook Upper to the south of Padiham. In Burnley, the main areas at risk of fluvial flooding are Burnley town centre, the adjacent Burnley Wood and Fulfilledge neighbourhoods, and Thompson Park/ former Burnley College site.

5.6.45 The Council's Strategic Flood Risk Assessment (SFRA) 2017, updating work carried out in 2009, draws on Environment Agency Flood Zone data and data on local sources of flood risk supplied by the Council's Streetscene unit, Lancashire County Council and United Utilities. This, and the Environment Agency Flood Zone and Surface Water Flood Risk mapping for Burnley, has been used in the SHLAA and site selection process to inform a sequential approach to the selection of housing and employment sites..

5.6.46 The Level 1 SFRA assessed all the SHLAA sites (and non-housing and employment allocations and their reasonable alternatives) against risks from all sources of flooding. A small number of sites that lie partly within Flood Zones 2 and 3 are identified for allocation. These, and

a small number of sites identified as being at a significant risk of surface water flooding in the Level 1 SFRA, have been subject to a Level 2 SFRA. This provides advice as to how flood risk can be mitigated through design, layout and sustainable drainage and informs the overall assessment of the Sequential Test and where necessary the Exception Test.

5.6.47 National guidance states that the Environment Agency's most recent climate change allowances for peak river flow in the North West should be applied in Strategic and site specific Flood Risk Assessments.¹²⁰ They are expressed as a range of percentage increases depending on the particular Flood Zone, development type and vulnerability, and future lifespan of proposed development or local plan allocation.

Site Specific Flood Risk Assessments

5.6.48 Applicants are required to undertake site specific Flood Risk Assessments for proposals on sites of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3 or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. These FRAs should, if necessary apply the Sequential and Exception Tests. For minor development and for sites allocated in a Local Plan however, applicants do not need to apply the Sequential Test as in effect the Council has done this through their SFRA to support the allocation.¹²¹

Policy CC4: Development and Flood Risk

- 1) **The Council will seek to ensure that new development does not result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere.**
- 2) **No development should take place within 8m of the top of the bank of a watercourse either culverted or open, unless this approach is supported by the Environment Agency or Lead Local Flood Authority. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted.**
- 3) **Culverts should be opened up where possible to improve drainage and flood flows.**

Sequential Test

- 2) **New development on sites not allocated for the use proposed in this Plan, or which do not comprise minor development or changes or use, should be located within Flood Zone 1 unless the Sequential Test as set out in the NPPF and NPPG has been satisfied.**

Exception Test

- 3) **Development in Flood Zones 2, 3a or 3b on allocated or unallocated sites will only be acceptable where it is of a compatible type as set out in the NPPG (Tables 2 and 3), satisfies the Exception Test set out in the NPPF and NPPG and meets criteria 6 ii) to vi) below.**

Site Specific Flood Risk Assessments

- 6) **Development proposals on allocated or unallocated sites:**

¹²⁰ www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

¹²¹ NPPF para 103 footnote 20

- a) of 1 hectare or greater in Flood Zone 1, or in an area within Flood Zone 1 which has critical drainage problems or includes an ordinary watercourse; or
- b) in Flood Zones 2, 3a or 3b;

should be supported by a site specific Flood Risk Assessment taking account of the Council's Strategic Flood Risk Assessment (or the most up to date flood risk information available) along with any evidence from the Lead Local Flood Authority (Lancashire County Council) and the Environment Agency, to establish whether the proposed development:

- i) is likely to be affected by current or future flooding from any source, taking into account the increased risk associated with climate change;
 - ii) will increase flood risk elsewhere or interfere with flood flows;
 - iii) can provide appropriate mitigation measures to deal with potential risks and effects;
 - iv) would be likely to preclude the future implementation of necessary flood risk measures, including the improvement of flood defences;
 - v) can reasonably maintain access and egress at times of flood; and
 - vi) can be accommodated within the capacity of the water supply, drainage and sewerage networks.
- 7) Where flood defences exist that protect development sites, any site specific Flood Risk Assessment required should also assess the risk overtopping of defences in extreme events and possible breach analysis evidence.
- 8) Where mitigation is required to make any identified impacts acceptable, these will be secured through conditions and/or legal agreement, including where necessary through planning contributions.

Surface Water Management and Sustainable Drainage Systems

5.6.49 Through the Flood and Water Management Act 2010, Lancashire County Council was designated as a Lead Local Flood Authority. The County Council is responsible for managing flood risk from all local sources; surface water, ground water and ordinary watercourses. As part of its role, Lancashire County Council has worked in partnership with Blackpool Council to develop a joint Lancashire and Blackpool Local Flood Risk Management Strategy 2014-2017.

5.6.50 The strategy outlines the duties and responsibilities of flood risk agencies including emergency planning functions; assesses existing and future local flood risk in the county and sets out a Local Flood Risk Management Plan with short and medium term strategic objectives. In order to understand local flood risk in more detail, a number of studies were undertaken to support the Local Strategy including a sub-regional Preliminary Flood Risk Assessment, followed by lower level Surface Water Management Plans and Ordinary Watercourse Studies. These studies are aimed at achieving a greater level of understanding around the main areas of risk across the region so that risk monitoring, further studies and works to reduce flood risk can be prioritised.

5.6.51 The NPPG advises that local planning authorities should work with lead local flood authorities to secure Local Plan policies which are compatible with the local flood risk management strategy. Whilst the current Flood Zone based sequential approach to flood risk

sets out clear methodology with regard to flood risk from main rivers or the sea, this does not deal with all flood risk for example from surface water runoff or smaller watercourses. SFRAs assess flood risk from all sources.

Sustainable Drainage Systems

5.6.52 Areas with a high percentage of sealed surfaces are vulnerable to excessive run-off and can create problems of pluvial flood damage and overloading of water treatment facilities and resultant potential for diffuse pollution to enter the water cycle.

5.6.53 Sustainable Drainage Systems (SuDS) are a natural approach to managing drainage in and around properties and other developments by slowing or holding back water that runs off. SuDS can improve water quality and also improve local amenity, environmental quality and biodiversity and form part of green infrastructure networks.

5.6.54 In March 2015 DEFRA published national non-statutory technical standards for the design, maintenance and operation of sustainable drainage systems. These include systems to drain surface water from housing, non-residential or mixed use developments for the lifetime of the developments.

5.6.55 The SUDS Manual C753 published by Construction Industry Research and Information Association (CIRIA) in December 2015 covers the planning, design, construction and maintenance of Sustainable Drainage Systems (SuDS) to assist with their effective implementation within both new and existing developments.¹²²

5.6.56 In December 2014 a Written Ministerial Statement on sustainable drainage systems (SuDS) made changes to national policy making clear the government's expectation that SuDS should be provided in major residential or commercial developments. These changes came into effect in April 2015. The NPPG continues to state that priority should be given to the use of SuDS as part of satisfying the Exception Test (see Policy CC4).

5.6.57 From 15 April 2015 Lancashire County Council, in its role as Lead Local Flood Authority (LLFA), was made a statutory consultee in the planning process for major development proposals which have surface water implications. The County Council produced draft Local Specifications, Standards and Policies on Sustainable Drainage Systems in May 2015.

5.6.58 The Council will expect SuDS to be provided on major developments in line with Policy CC5 below and will be encouraged and supported on all developments.

Policy CC5: Surface Water Management and Sustainable Drainage Systems (SuDS)

- 1) In order to assist in minimising surface water run-off from sites:**
 - a) Existing green infrastructure should be retained and integrated and where possible enhanced in line with Policy SP6; and**
 - b) The use of permeable materials should be maximised.**
- 2) Surface water should be managed at the source and not transferred and discharged. The following order of priority for any water discharge should be adopted:**

¹²² BS 8582 Code of practice for surface water management for development sites gives recommendations on the planning, design, construction and maintenance of surface water management systems for new developments and redevelopment sites.

- a) **A permeable soakaway or some other form of infiltration system**
 - b) **An attenuated discharge to a watercourse**
 - c) **An attenuated discharge to surface water sewer**
 - d) **An attenuated discharge to combined sewer (this should be considered the last resort)**
- 3) In respect of major developments, SUDs will be required and surface water discharges from developed sites should be restricted to QBar rates (mean annual greenfield peak flow).¹²³ A drainage strategy should be submitted detailing the following:**
- a) **The types of SUDs and/or measures;**
 - b) **Hydraulic design details/calculations;**
 - c) **Pollution prevention and water quality treatment measures together with details of pollutant removal capacity as set out in the current CIRIA SUDs Manual C753 or equivalent and updated local or national design guidance; and**
 - d) **The proposed management and maintenance regime for the lifetime of the development.**

¹²³<https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments>

A simplified free web-based tool, www.uksuds.com, is available and is approved by the Environment Agency for use in planning applications. http://www.uksuds.com/greenfieldrunoff_js.htm

Policies in this chapter:

IC1: Sustainable Travel	IC5: Protection & Provision of Social & Community Infrastructure
IC2: Managing Transport & Travel Impacts	IC6: Telecommunications
IC3: Car Parking Standards	IC7: Taxis and Taxi Booking Offices
IC4: Infrastructure and Planning Contributions	

5.7 Infrastructure and Connectivity

5.7.1 The timely provision of new and improved infrastructure is vital to secure growth within Burnley. The Local Plan needs to ensure that the infrastructure, community facilities and services that are required to support the development set out can be delivered and done so in a manner that ensures the quality of the environment is protected.

5.7.2 A core principle of the NPPF is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs and respond positively to wider opportunities for growth.

Travel and Transport

5.7.3 Transport provision and infrastructure across the borough is currently coordinated by Lancashire County Council as the local transport and highway authority. The County Council developed the Local Transport Plan¹²⁴ which the Local Plan must have regard to. As part of the LTP, the East Lancashire Highways and Transport Masterplan was adopted by the County Council in February 2014. The Masterplan sets out how the area's roads, rail and cycle networks could be transformed in the future, by improving connections to neighbouring areas, and travel opportunities within East Lancashire and its communities.

5.7.4 The East Lancashire Highways and Transport Masterplan identified a number of opportunities to enable East Lancashire as a whole to improve transport infrastructure and connectivity to the rest of Lancashire and adjoining city regions of Leeds and Manchester. The main opportunity identified in the Masterplan which directly relates to the borough is the development of the Hyndburn-Burnley-Pendle Growth Corridor strategy. This strategy has identified a number of proposals to provide additional capacity on the highway network and reduce congestion.

5.7.5 The following schemes identified in the Hyndburn-Burnley-Pendle Growth Corridor strategy and funded through the Lancashire Enterprise Partnership's Growth Deal, Lancashire County Council and Burnley Borough Council are programmed for delivery by March 2018:

- Improvements to the Rose Grove signal-controlled junction at Rossendale Road and Accrington Road consisting of the alteration of junction layout and signal technology upgrade to allow MOVA operated control.
- Signalisation of the Westgate/Queens Lancashire Way roundabout;
- Signalisation of the Princess Way/Active Way roundabout;

¹²⁴ A plan which set out the objectives and plans for developing transport in an area.

- Improvements to Active Way/Bank Top including signal technology upgrade to allow MOVA operated control.
- Improvements to Active Way/Church Street including the alteration of junction layout and signal technology upgrade to allow MOVA operated control.
- Improvements to Accrington Road/Bentley Wood Way roundabout including the alteration of the junction layout and maintaining existing roundabout
- Signalisation of the Junction 8, M65 roundabout;
- Extension to the existing Manchester Road railway station car park, providing 78 spaces in addition to the 60 currently available;
- Passenger facilities improvements at Rose Grove railway station in line with Rail North's Station Quality Standard (SQS).

Sustainable Travel and Development

5.7.6 The transport requirements and impacts of new development are key planning issues which need to be fully assessed in order to ensure that development proposals are deliverable, safe, well connected and respect environmental quality and residential amenity. The NPPF supports the need to avoid adverse impacts through development and to mitigate them where they may occur. The Council has a duty to have regard to the objectives of preventing major accidents.

5.7.7 The planning and design process should ensure vehicular and pedestrian access to developments is safe and convenient, and that the needs of all users are taken into account. This should include provision of safe routes for walking, safe routes and facilities for cycling (including secure cycle parking), and where appropriate public transport links or measures such as sustainable travel vouchers in order to encourage sustainable forms of movement as an alternative to the private car.

Policy IC1: Sustainable Travel

1) Development schemes should, as appropriate to their nature and scale:

Promoting Sustainable Travel

- a) **Be located in areas well-served by walking, cycling and public transport. Where this is not achievable and where schemes are otherwise acceptable, they will be expected to contribute to providing such linkages before occupation of the site by assessing existing and predicted flows to and from the site and providing improvements that will encourage sustainable travel trips.**
- b) **Maximise opportunities for the use of sustainable modes of travel by adopting the following user hierarchy:**
 - i) **pedestrians**
 - ii) **cyclists**
 - iii) **public transport**
 - iv) **private vehicles**

Safe and Convenient Access

- c) **Provide for safe pedestrian, cycle and vehicular access to, from and within the development, including adequate visibility splays;**
- d) **Ensure convenient and inclusive accessibility to all sections of the community to, from**

- and within developments for pedestrians, cyclists and public transport users;
- e) Ensure adequate access for emergency, service and refuse collection vehicles;
 - f) For non-residential developments, secure adequate delivery, servicing and drop off facilities;
 - g) Maintain the safe and efficient flow of traffic on the surrounding highway network;
 - h) Ensure existing public rights of way are retained and where appropriate improved or rerouted; and

Infrastructure

- i) Provide or contribute towards the provision or improvement of on or off-site infrastructure to ensure the development will not materially add to highway safety concerns or reduce the efficiency of the highway network.

Transport Assessments and Travel Plans

5.7.8 All development introduces a level of change to the surrounding environment and new development will need to be integrated into the local transport network so that the borough will be able to satisfactorily accommodate growth. In line with the development strategy set out in Policy SP4 and the requirements of Policy IC1, proposals which would generate a high number of trips or visits, or generate significant traffic movements on the local highway network should be located in sustainable locations which can be accessed through a variety of transport modes.

5.7.9 Paragraphs 32 and 36 of the NPPF state that all developments that generate significant amounts of transport movement should be supported by a 'Transport Assessment' or 'Transport Statement' and a 'Travel Plan'. The requirements for these will be dependent on the size, nature, scale, location and potential impact of the development in question.

Transport Assessment: A comprehensive process which sets out transport issues relating to a proposed development.

Transport Statement: A simplified version of a Transport Assessment

Travel Plan: A long term management strategy for a site/organisation which seeks to deliver sustainable transport through action such as promoting walking and cycling.

5.7.10 The thresholds for the requirements for Transport Assessments/Statements and Travel Plans are set out in Appendix 8.

Policy IC2: Managing Transport and Travel Impacts

Transport Assessments and Transport Statements

- 1) Developments proposals above the thresholds in Appendix 8 should be accompanied by a Transport Assessment or Statement indicating;
 - a) The impact of the development on highway safety, air quality and noise;
 - b) How this impact will be satisfactorily mitigated; and
 - c) How the hierarchy of users (as set out in Policy IC1) have been taken into account and how links have been utilised to encourage connectivity within, from and to the site.

Travel Plans

- 2) Developments proposals above the thresholds set out in Appendix 8 should also be accompanied by either a Framework Travel Plan¹²⁵ or a Full Travel which encourages the use of public transport, cycling and walking.
- 3) The Council may also require a Transport Assessment and a Full Travel Plan for new developments that do not meet the thresholds set out in Appendix 8, where the Council considers that a development is likely to have a significant negative impact on the operation of transport infrastructure; or a cumulative impact from a number of developments in the vicinity, is expected.

Car Parking

5.7.11 National policy makes clear that parking standards should be determined at the local level in response to local circumstances. The Council has established parking standards for the borough to ensure adequate parking is provided to serve developments, increase housing quality and choice whilst still encouraging more sustainable forms of transport and the efficient use of land. Specific standards are proposed for commercial and other developments, whilst minimums and maximums are proposed for residential developments.

5.7.12 The Council will support and promote the provision of charging points for ultra-low emission vehicles in accordance with Policy NE5: Environmental Protection and the requirements of Policy IC3 below as set out in Appendix 9.

Policy IC3: Car Parking Standards

- 1) Adequate car parking should be provided for developments as appropriate to their nature and scale. When applying parking standards, the Council will consider the overall merits of the proposal and the following matters/objectives:
 - a) The need to encourage the use of alternative means of travel to the private car;
 - b) The availability of existing public parking provision or on-street parking nearby;
 - c) Whether any under-provision might cause or exacerbate congestion, highway safety issues or on-street parking problems; and
 - d) The need to provide increased housing quality and choice.

Residential Development Standards

- 2) For residential schemes, development will be expected to provide a minimum number of parking spaces per new dwelling depending on their type and location. These minimum standards are set out in Appendix 9. Parking provision should not normally exceed the maximums set out.
- 3) Adequate provision for cycle parking will also be expected.

Non-residential Standards

- 4) For commercial and other developments, car parking provision should be adequate to serve the needs of the development but should normally be in accordance with the standards

¹²⁵ A Framework Travel Plan is submitted when the end occupiers of the development are unknown and is prepared in anticipation of a Full Travel Plan

set out in Appendix 9. In areas suffering from significant on-street parking problems, greater provision will be sought, or alternative measures to address potential issues will be required.

- 5) A minimum number of mobility parking spaces will also be expected as out in Appendix 9.**
- 6) Provision for convenient and secure cycle and motorcycle parking will also be required in line with standards set out in Appendix 9.**

Design

- 7) In operating these parking standards, the following considerations will also apply:**
 - a) Off and on-street parking provision should be carefully designed, safe and appropriate for the streetscene. Car parking provision that would have a significant adverse impact upon the character of an area will be resisted;**
 - b) The Council will expect developers to have regard to the Manual for Streets¹²⁶ when considering parking design; and all parking spaces, including garages, should be of an adequate size; and**
 - c) Layouts and designs should wherever practicable accommodate the need of disabled road users.**

Infrastructure and Planning Contributions

5.7.13 New development can place a strain on existing infrastructure, but it also has the potential to provide or help provide new infrastructure, or to improve existing infrastructure and services.

5.7.14 Infrastructure can be provided directly by developers; or planning contributions can be used to deliver on or off-site infrastructure to address or mitigate the impacts of developments. Where appropriate, developers will be required provide the necessary infrastructure or contribute to its provision through Section 106 contributions and/or the Community Infrastructure Levy (CIL) should the Council introduce it.

5.7.15 The known infrastructure requirements to support the specific allocations in the Plan are identified within the individual site allocation policies. Revised infrastructure requirements may result as the detail of schemes is developed and/or over time; and for windfall development proposals, the infrastructure requirements and any contributions required will need to be assessed as schemes are drawn up.

5.7.16 An Infrastructure Delivery Plan (IDP) has been prepared to support the Local Plan. The IDP reviews and evaluates the social, environmental and economic infrastructure that that will be required to support the development and growth set out the plan. This IDP is a 'living document' which will be updated from time to time

5.7.17 A Development Contributions Supplementary Planning Document (SPD) will be prepared to explain how contributions from developments will be calculated.

¹²⁶ <https://www.gov.uk/government/publications/manual-for-streets>
<https://www.gov.uk/government/publications/manual-for-streets-2>

Policy IC4: Infrastructure and Planning Contributions

- 1) Development will be required to provide or contribute towards the provision of the infrastructure needed to support it.
- 2) The Council will seek planning contributions where development creates a requirement for additional or improved services and infrastructure and/or to address the off-site impact of development to satisfy other policy requirements. Planning contributions may be sought to fund a single item of infrastructure or to fund part of an infrastructure item or service.¹²⁷
- 3) Where new infrastructure is needed to support development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.
- 4) Contributions may be sought for the initial provision and/or ongoing running and maintenance costs of services and facilities.
- 5) Contributions will be negotiated on a site-by-site basis and will only be sought where these are:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 6) Appropriate matters to be funded by planning contributions include, but are not limited to:
 - Affordable housing
 - Public realm improvements and creation, including public art
 - Improvements to Heritage Assets
 - Flood defence and alleviation schemes, including SUDS
 - Biodiversity enhancements
 - Open space, including green infrastructure and allotments
 - Transport improvements, including walking and cycling facilities
 - Police infrastructure
 - Education provision
 - Utilities
 - Waste management
 - Health infrastructure
 - Sport, leisure, recreational, cultural and other social and community facilities
- 7) Where contributions are requested or unilaterally proposed and the viability of development proposals is in question, applicants should provide viability evidence through an 'open book' approach to allow for the proper review of evidence submitted and for reasons of transparency.

Social and Community Infrastructure

¹²⁷ Under current legislation there are restrictions on the number of Section 106 contributions that can be pooled towards the cost of a piece of infrastructure

5.7.18 The NPPF (paragraph 70) requires local planning authorities to ensure an integrated approach to considering the location of community facilities and services. Local planning authorities are required to work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education and its ability to meet forecast demands.

5.7.19 Some social and community facilities are essential, whilst others play an important role in stimulating a sense of community and improving quality of life. For the purposes of the Local Plan, social and community uses are defined as public, private or community facilities including: community/meeting halls and rooms; health facilities; libraries; places of worship; bespoke premises for the voluntary sector; schools and other educational establishments; theatres, art galleries, museums, sport and leisure facilities; parks and other publicly accessible open spaces, public houses, cemeteries and youth facilities.

5.7.20 Where new social and community infrastructure is known to be required and there is sufficient certainty that it can be delivered over the plan period, sites will be allocated so as to safeguard them for its provision. This is the case with an extension to Burnley and Padiham Cemeteries.

5.7.21 The Council also acknowledges that there are social and community uses which are considered valuable, such as post offices and pharmacies, where change to another use in the same 'Use Class' such as a shop does not require planning consent. The Council cannot therefore control these uses through its planning powers.

5.7.22 There are other cases where, despite a facility being important to the community, it can cease operating due to it being unprofitable or through a loss of public or charitable funding. Whilst the Council can require the re-provision of some lost facilities through development schemes, it can only prevent their permanent loss through changes of use where planning consent is required and in limited circumstances. Communities can seek to have such facilities listed as Assets of Community Value outside of the planning process.¹²⁸

5.7.23 Where important social or community infrastructure for which there is a continued or likely future need would otherwise be lost through a development scheme, the Council will normally require an alternative comparable or improved provision on site or in the local area.

5.7.24 Specific national policy requirements exist in respect of the loss of playing fields and sports pitches.¹²⁹ The Council has jointly commissioned a Playing Pitch Strategy with Pendle and Rossendale Borough Councils to provide a strategic framework for the provision, management and development of playing pitches and ancillary facilities between 2016 and 2026. This strategy, which has been issued as a draft for consultation, will inform any specific requirements for improved or replacement provision. Similarly the Council's Green Spaces Strategy 2016 will inform decisions on requirements for the retention, improved or replacement of publicly accessible green space (Certain open spaces are protected in situ from incompatible development under Policy NE2.)

5.7.25 Where new or improved social or community infrastructure is deemed necessary to support a development, and where this by reason of its nature or scale cannot be provided for

¹²⁸ <http://www.burnley.gov.uk/residents/planning/community-right-bid-assets-community-value>

¹²⁹ Planning Policy Statement – A Sporting Future for the Playing Fields of England'. Sport England

on site or on other land controlled by the developer (e.g. it is a larger facility which serves a wider population), the Council will expect contributions to secure the provision or improvement of a facility off-site. Where the necessary infrastructure cannot be provided, planning applications will be refused.

Policy IC5: Protection and Provision of Social and Community Infrastructure

- 1) The Council will, where possible and appropriate:**
 - a) Safeguard existing social and community infrastructure, subject to a continued need or likely future need or demand for the facility in question; and require alternative comparable or improved provision where a development scheme would result in the loss of important social and community infrastructure;**
 - b) Require the provision of new social and community infrastructure where a development would increase demand for it beyond its current capacity or generate a newly arising need;**
 - c) In circumstances where new social or community infrastructure is required, ensure that this is provided close to the need arising, or where it is a larger facility which serves a wider population, in locations with good accessibility by walking, cycling and public transport;**
 - d) Require high quality and inclusive design of social or community infrastructure; and**
 - e) Promote the co-location and multi-functionality of social or community infrastructure.**

Cemetery Extension Provision

- 2) The sites identified on the Policies Map are allocated and safeguarded for the extension of Burnley and Padiham cemeteries and their ancillary uses.**

Telecommunications

5.7.26 The NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth and that development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. It states that in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.

5.7.27 It goes on to state that the aim should be to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

5.7.28 The Council supports the provision of efficient and reliable telecommunication networks across the borough, including advanced fourth generation (4G) services. However, the provision of new infrastructure, including masts and road side cabinets and domestic apparatus such as satellite dishes, has the potential to contribute to street clutter and impact on visual amenity. New equipment should only be considered after exploring all opportunities for the use of existing infrastructure and where this is not possible, suitably siting apparatus and associated structures on existing sites, buildings, masts or other structures. All new or modified equipment

should minimise size and scale and take opportunities for camouflage and should address other policies elsewhere in the Plan e.g. policies for the natural, built and historical environment.

5.7.29 Many small scale telecommunication developments do not require planning permission. Others, including smaller masts, are also permitted subject to 'prior approval' of their siting and appearance. In accordance with paragraph 45 of the NPPF, applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development.

5.7.30 The NPPF states Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

Policy IC6: Telecommunications

- 1) Proposals for telecommunications apparatus and equipment which either requires planning permission or prior approval, including masts, boxes, satellite dishes and underground cables and services, will only be permitted where they meet the other relevant policies of the plan, and in the case of overground equipment:
 - a. They are located on an existing site, building, mast or other structure; or
 - b. Where a new site is required, evidence is submitted which demonstrates that the applicant has explored the possibility of erecting apparatus and associated structures on existing sites, buildings, masts or other structures.**
- 2) Where justified under 1 a) or b) above, the siting and appearance of the proposed apparatus and associated structures should minimise its impact on the visual amenity, character or appearance of the landscape/townscape and apparatus and equipment should be camouflaged where appropriate; and**
- 3) All masts and additions must demonstrate through self-certification the meeting of International Commission on Non-Ionising Radiation Protection (ICNIRP) standards.**

Taxi Booking Offices

5.7.31 Taxis and private hire vehicles have an important role to play, for example, for the completion of train journeys, late night travel and the transport of bulky purchases for those without access to a car. However, they can give rise to problems such as the over-concentration of taxi booking offices in some locations. Whilst taxi booking offices in central locations benefit from passing trade, particularly at night, they may attract little usage during the day and create dead frontages. In addition, they may give rise to parking problems.

5.7.32 Whilst there has been demand for a small number of new booking offices within the town centre, there has also been a new demand for edge and out of centre locations. Out of centre booking offices may have more space for parking and so may have a lesser impact on amenity, but if they are located on industrial estates they can take up valuable and limited space for key employment uses. They would not normally be suitable in residential areas.

5.7.33 New taxi booking offices should normally be located within Burnley Town Centre within its Secondary Shopping Frontage as defined on the Policies Map. If no appropriate sites can be found within the Secondary Shopping Frontage, other sites can be considered e.g. in the wider Town Centre of Burnley outwith the Primary Shopping Area or within Padiham Town Centre.

Where this is the case, the applicant will be required to show why the site being proposed is suitable and how the development accords with other policies in the Plan.

5.7.34 The Council's planning service works closely with its licensing service to ensure that suitable planning conditions are attached to planning permissions and monitoring of enforcement issues is tackled across departments.

5.7.35 Policy IC7 applies only to taxi booking offices of a Sui-Generis Use Class and not taxi booking call centres (B1a Use Class).

Policy IC7: Taxis and Taxi Booking Offices

Location

- 1) **There will be a general presumption for new taxi booking offices to be within Burnley Secondary Shopping Frontage as defined on the Policies Map.**
- 2) **In line with Policy TC3, no more than 40% of a single Secondary Shopping Frontage shall be developed for non-A1 uses.**
- 3) **If no appropriate sites can be found within the Secondary Shopping Frontage, other sites can be considered. Where this is the case the applicant will be required to demonstrate through a supporting statement why the site being proposed is suitable and how the development accords with other policies in the Plan.**

Parking

- 4) **On-site parking should be provided. Where this cannot be achieved, spaces should be located no more 100 metres from the booking office.**
- 5) **One parking space should be provided for each taxi licenced. Where less than one space for each taxi licenced is proposed, the applicant must demonstrate how the number of parking spaces would meet operational needs.**
- 6) **Applications for new booking offices or alterations to extend existing premises will be required to submit a clear parking layout indicating the precise number of spaces. These parking spaces should be dedicated and be available 24 hours a day.**

Amenity

- 7) **Developments should not have a detrimental impact on the character and amenity of surrounding uses, particularly residential uses, by reason of increased traffic movement, noise, vehicle fumes or other nuisance.**

Section 6 - Implementation and Monitoring

6 Implementation and Monitoring

6.1 Implementation

6.1.1 The Local Plan is primarily a tool for assessing planning and related applications, but it is also key corporate document which will have a wider reference in guiding the relevant activities and priorities of the Council including its town centre management, heritage management, estates and economic development activities. It complements and is in turn complemented by a number of other strategies.

6.1.2 It also relevant to a number of other public sector bodies and agencies who use the plan to help plan their own service provision and who it is hoped having been consulted on and involved in the plan's preparation through the duty to cooperate, will support the plan through their activities.

6.1.3 Infrastructure Delivery Plan (IDP) which is being produced alongside the Local Plan reviews and evaluates the social, environmental and economic infrastructure that will be required to support the development and growth set out in the Plan. It is a living document that identifies the infrastructure required to support the proposals and development sites in the plan, the likely delivery partners e.g. developers, the borough and county councils, government agencies and the likely funding sources. It is a living document in the sense that infrastructure requirements will change over time as new or improved infrastructure is provided or facilities are lost and technological advances or social and national policy changes require new forms of infrastructure or alternative methods of provision.

6.1.4 The infrastructure requirements to support the specific allocations in the Plan are identified within the individual site allocation policies. Where there are current known requirements for off-site infrastructure. these are identified in the IDP. Further infrastructure may be required over time or as the detail of schemes is developed, and for windfall development proposals, the infrastructure requirements and any contributions required will need to be assessed as schemes are drawn up. Infrastructure can be provided directly by infrastructure providers or developers; or planning contributions can be used to deliver or contribute to on or off-site new or improved infrastructure through Section 106 contributions and/or the Community Infrastructure Levy (CIL) should the Council introduce it.

6.1.5 The Council consulted on a baseline IDP at the Issues and Options stage in 2014. It was appreciated that without knowing the detail of the preferred development requirements e.g. housing and employment land targets, the location and size of the preferred sites and the preferred policy approach, it was difficult for relevant agencies and other consultees to definitively respond on these matters at that stage. Following the Preferred Options plan stage, the Council together with the County Council and a number of statutory agencies including the NHS and Highways England reviewed the infrastructure requirements and some further work was commissioned i.e. an updated Highway Impact Assessment.

6.1.6 The Council believes there to be no major infrastructure barriers to the delivery of the Plan as a whole or the individual sites and policies set out.,

6.1.7 The Council has commissioned a plan-wide viability assessment to assess the overall viability of the Plan – not just the underlying viability of individual sites and any minimum infrastructure requirements, but the cumulative effects of the policy approach set out, to ensure that the Plan as a whole can be delivered. It is satisfied that the Plan is viable.

6.2 Monitoring and Review

6.2.1 It is important to monitor Plan performance to see that policies are performing as intended towards delivering the Vision and Objectives set out.

6.2.2 A monitoring framework has been established to assess the performance of the policies in the Plan and to trigger any need for intervention or a Plan review. Some monitoring indicators are a statutory or national policy requirement e.g. monitoring housing delivery. The monitoring framework as set out in Table 10 overleaf will be used in the Council's Annual Monitoring Reports (AMR) following the Plan's adoption.

Table 10: Monitoring Framework

Policy Number	Policy Name	Associated Targets	Phasing	Relevant objectives	Proposed Indicators & frequency	Data Source	Monitoring
	Vision & Objectives	None Specified	To 2032	All	Population estimates and age structure	ONS Census & mid-year estimates	Authority Monitoring Report (AMR)
					Rateable Values (non-domestic) (updated every 5 years)	VOA.gov.uk	
					GVA per head (Burnley)	ONS Regional Accounts	
					Visitor numbers and estimated income	STEAM/Visit Lancashire/Global Tourism Solutions	
					Average (Mean) House Prices	Land Registry & CLG Live Table 581	
					Average Earning: Gross annual pay – all and full time workers	Annual Survey of Hours an Earnings ONS via Nomis	
					Economic Activity and Unemployment Rate	Annual Population Survey ONS via Nomis	
					Out of work benefits claimants	NOMIS ONS	
					Qualification of Working Age Residents	Annual Population Survey ONS via Nomis	
					Life expectancy at birth and at age 65	ONS	
					Crime – Notifiable Offences Recorded by the Police (District Level)	Neighbourhood Statistics	
					Street Level Crime Data	Neighbourhood Statistics (District Wide Data) www.police.co.uk	
					Indices of Multiple Deprivation	CLG	

<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership</i>	
SP1	Achieving Sustainable Development	None Specified	To 2032	All	No. and % of Planning Applications Approved Per Annum	BBC	AMR
					No. and % of Planning Applications Refused Per Annum	BBC	
					% of Planning Appeals Dismissed Per Annum	BBC	
					Number of Formal Pre-Application Enquires Responded To	BBC	
					Mid Year Population Estimate	ONS	
					Earnings By Residence– Full Time Workers Gross Weekly Pay	Annual Survey of Hours an Earnings ONS via Nomis	
					GVA Per Head	ONS Regional Accounts	
					Method of Travel To Work (Census)	ONS	
					Planning Contributions Received and Spent	BBC	S106 Monitoring & AMR
<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership</i>	
SP2	Housing Requirement 2012-2032	4,180 dwellings provided or brought back into use 2012-2032	To 2032	2, 3, 10	Net additional dwellings:	BBC	AMR
					<ul style="list-style-type: none"> • per annum • per phase • over the plan period 	Council Tax Register	
					<ul style="list-style-type: none"> • by location/settlement category 		

					<ul style="list-style-type: none"> • On allocated sites • On windfall sites 		
		Maintain a 5 year supply of land for housing	Annual Update		No. of dwellings in supply and target: trajectory (of sites and categories of supply):	BBC	AMR & Housing Land Supply Assessment
		120 empty homes brought back into use	To 2032		No. of empty homes brought back into use: <ul style="list-style-type: none"> • per annum • over the plan period 	BBC Council Tax Records	AMR
<i>Associated Plans/Strategies</i>		<i>SHMA, BBC Empty Homs Programme</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership, HCA, Registered Providers, Private Sector</i>	
SP3	Employment Land Requirement 2012-2032	Provide 90 hectares between 2012 and 2032	To 2032	3, 4, 9, 10	Ha employment land allocated on adoption and approved thereafter <ul style="list-style-type: none"> • per annum • on allocated sites • on windfall sites 	BBC	AMR/ Employment Land Monitoring (ELM)
			To 2032		Amount and % of B1, B2 and non B1/B2 floor space (gross internal) Hectares of allocated employment land lost to C3 housing (by grant of permission and by exercise of PD rights)		
<i>Associated Plans/Strategies</i>		<i>ELDS</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership</i>	
SP4	Development Strategy	No specific target identified	To 2032	1, 2, 3, 4	% of residential development completions on Previously Developed and Greenfield Land per annum	BBC	AMR

					Amount of new residential development within 1200m of key local services	BBC	AMR
					Amount of new residential development within 30 minutes public transport time of key borough services	BBC	AMR
<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership</i>	
SP5	Development Quality and Sustainability	No specific target identified	To 2032	1, 2, 3, 4, 5, 6, 7, 11	Number of Secured by Design awards Designing Awards/Endorsements	BBC, Secured by Design (Association of Chief Police Officers)	AMR
					No. of schemes achieving Building for Life 12 'Diamond' status	CABE	AMR
		All commercial development to satisfy BREEAM 'very good'			No and % of relevant schemes meeting criteria	BBC	AMR
					No of Toilets built to Changing Places Standard	BBC, Retail and Leisure operators	AMR
<i>Associated Plans/Strategies</i>		<i>ELDS, Water Framework Directive, Lancashire Sustainable Energy Study. Lancashire Climate Change Strategy</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership, United Utilities</i>	
SP6	Green Infrastructure	No specific target identified	To 2032	1, 2, 3, 5, 6	Review of Council's Green Spaces Strategy Completion of Burnley Green Infrastructure Implementation Plan	BBC, Natural England	
<i>Associated Plans/Strategies</i>		<i>Burnley GI Strategy, Burnley Green Spaces Strategy</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, Lancashire LEP, Burnley Action Partnership</i>	
SP7	Protecting the Green Belt	No specific target identified	To 2032	1, 5, 6	Ha. of greenbelt lost to inappropriate development per annum	BBC	AMR

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<i>Associated Plans/Strategies</i>		<i>None</i>			<i>Lead Organisation(s)</i>		<i>BBC, LCC</i>	
Housing								
HS1	Housing Allocations	4,180 net additional dwellings completed	To 2032	2, 3, 9 10	Net additional dwellings: <ul style="list-style-type: none"> • per annum • over the plan period • per site 	Local Authorities	AMR HLA	
<i>Associated Plans/Strategies</i>		<i>SHMA, SHLAA</i>			<i>Lead Organisation(s)</i>		<i>BBC, HCA, LEP,</i>	
HS2	Affordable Housing Provision	Sites delivering over 10 units to provide affordable housing, guided by a tenure mix of 80% affordable rent / social rent, and 20% intermediate tenure.	To 2032	2	Affordability Ratios: <ul style="list-style-type: none"> • Mean Income: Mean House Price • Median Income: Median House Price • Lower Quartile Income: Lower Quartile House Price 	BBC, RP, HCA, Land Registry	AMR	
					Number of affordable homes completed (gross and net) or acquired by type: <ul style="list-style-type: none"> • per annum • over the plan period • across plan area • per plan sub area • per district 	BBC, RP, HCA	AMR	
<i>Associated Plans/Strategies</i>		<i>SHMA, SHLAA</i>			<i>Lead Organisation(s)</i>		<i>BBC, HCA, LEP</i>	
HS3	Housing Density and Mix	New developments to achieve a minimum density of 25dph, as well as a mix of housing types and sizes.	To 2032	2, 3	Net additional dwellings approved and completed by type and no. of bedrooms: <ul style="list-style-type: none"> • per annum • over the plan period 	BBC	AMR	
					Net housing density of completed dwellings (sites 5 and over): <ul style="list-style-type: none"> • Less than 25 dph • 25-30 • 30-40 dph • 40-74 dph • Over 75 dph 	BBC	AMR	

<i>Associated Plans/Strategies</i>		<i>SHMA, SHLAA</i>			<i>Lead Organisation(s)</i>		<i>BBC, HCA, LEP</i>	
HS4	Housing Developments	20% of dwellings designed to be adaptable in schemes of over 10 dwellings. New housing to contribute towards public open space provision.	To 2032	2, 3, 6	Number of Extra Care C3 dwelling houses approved and completed per annum Number of Accessible Homes (PART M(2) of the Building Regulations completed per annum Number and proportion of dwelling types approved and completed by type: houses, flats, single storey bungalows	BBC, Registered Providers, NHBC	AMR	
<i>Associated Plans/Strategies</i>		<i>SHMA, SHLAA, Extra Care and Specialist Housing Strategy for Lancashire</i>			<i>Lead Organisation(s)</i>		<i>BBC, HCA, LCC, LEP</i>	
HS5	House Extensions and Alterations	No specific target identified	To 2032	2	% of Householder planning appeals dismissed per annum	BBC		
<i>Associated Plans/Strategies</i>		<i>None</i>			<i>Lead Organisation(s)</i>		<i>BBC</i>	
HS6	Agricultural Workers Dwellings	No specific target identified	To 2032	2, 3, 5	Number of dwelling approved per annum	BBC		
<i>Associated Plans/Strategies</i>		<i>SHMA</i>			<i>Lead Organisation(s)</i>		<i>BBC</i>	
HS7	Gypsy & Traveller Site Allocations	Provision of 5 Gypsy and traveller pitches to 2026	To 2026	2	Total number of pitches available New pitches and plots approved and provided per annum (allocations & windfall development)	BBC, CLG Gypsy and Traveller Caravan Count	AMR	
HS8	Gypsy & Traveller Site Criteria	maintain a 5 year supply of pitches	To 2032	2, 5,				
HS9	Gypsy & Traveller Site Occupancy Condition		To 2032	2, 5				

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Associated Plans/Strategies		SHMA, GTAA, GTAA Addendum			Lead Organisation(s)	BBC	
Employment							
EMP1	Employment Allocations	70.54 hectares of employment land developed	To 2032	3, 4, 9, 10	Amount of B1 B2 B8 floor space (sq m gross internal) completed: <ul style="list-style-type: none"> • per annum • over the plan period • per site 	BBC, VOA	AMR ELM
EMP2	Protected Employment Sites	No specific target identified	To 2032	3, 9 10	Permissions granted for non B1(b and c), B2 or B8 on the protected sites.	BBC	AMR
EMP3	Supporting Employment Development	No specific target identified	To 2032	3	Amount of B1 B2 B8 floor space (sq m gross internal) completed: <ul style="list-style-type: none"> • per annum • over the plan period 	BBC, VOA	AMR ELM
EMP4	Office Development	No specific target identified	To 2032	3, 5	Permissions granted for offices outside Burnley or Padiham town centres	BBC	AMR
EMP5	Rural Business and Diversification	No specific target identified	To 2032	3, 5	Amount of B1 B2 B8 floor space (sq m gross internal) completed outside development boundaries: <ul style="list-style-type: none"> • per annum • over the plan period 	BBC	AMR
					Visitor numbers and estimated income	STEAM/Visit Lancashire/Global Tourism Solutions	AMR
EMP6	Conversion of Rural Buildings	No specific target identified	To 2032	1, 2 3, 5, 8	No meaningful indicator identified		
EMP7	Equestrian Development	No specific target identified	To 2032	1, 3, 5, 6	No meaningful indicator identified		
Associated Plans/Strategies		Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17			Lead Organisation(s)	BBC, LCC, Visit Lancashire, LEP	

Retail							
TC1	Retail Hierarchy	No specific target identified	To 2032	1, 4, 11			
TC2	Development within Burnley & Padiham Town Centres	No specific target identified	To 2032	1, 3 4, 6, 11	Major A1/A2/B1 office use floorspace (net) completed (town centre, edge of centre, out of town)	BBC	AMR
TC3	Burnley Town Centre - Primary & Secondary Retail frontages	50% of Secondary Frontages to remain in A1 retail use (at ground floor level) In Primary Shopping Frontages, no change of use from A1(retail) or the extension of non-A1 uses into adjoining premises at ground floor level.	To 2032	1, 4	No and % of vacancies of commercial properties within the Primary and Secondary frontages No. of A1 premises lost to other uses in Primary Frontages No and % A1 retail units in Secondary Frontages Major D2 and Sui Generis Leisure use projects completed within and beyond town centre boundaries - floorspace (gross) where appropriate Periodic footfall monitoring of Primary and Secondary Frontages	BBC	AMR
TC4	Development Opportunities in Burnley Town Centre	Approval and completion of mixed use scheme at Curzon Street and Thompson Centre		1, 3, 4	Retail/B1a office use floorspace (net) completed within and beyond town centre boundaries and at identified site	BBC	AMR
TC5	Weavers' Triangle	No specific target identified	To 2032	1, 2, 3, 4, 8, 10			
TC6	District Centres	No specific target identified	To 2032	4	Biennial Survey of District Centres and uses	BBC	AMR

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TC7	Hot Food Takeaways	No specific target identified	To 2032	4	Planning permissions for hot food takeaways outside of secondary frontages in Burnley town centre, Padiham town centre or defined district centres.		
TC8	Shop Front and Advertisement Design	Shopfront and Advertisement Design SPD produced	To 2032	1, 4, 7 8	Shopfront and Advertisement Design SPD produced	BBC	AMR
<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17, Burnley Town Centre Strategy 2016, Padiham THI bid, SPDs</i>			<i>Lead Organisation(s)</i>		<i>BBC, Chambers of Trade, Town Centre Partnership, HLF</i>
Built Environment							
HE1	Identifying and Protecting Burnley's Historic Environment	No specific target identified	To 2032	1, 5, 7, 8	Per annum: <ul style="list-style-type: none"> • Number of Conservation Areas • Number of Conservation Areas with character appraisals • Number of buildings on the Heritage at Risk Register • Number of Article 4 Directions 	BBC, Historic England	AMR
HE2	Designated Heritage Assets	No specific target identified	BBC	1, 5, 7, 8	<ul style="list-style-type: none"> • Number of Listed Buildings (Entries) • Number of Listed Buildings demolished • % of LBC appeals dismissed per annum 	BBC	AMR
HE3	Non-Designated Heritage Assets	No specific target identified		1, 5, 8	<ul style="list-style-type: none"> • Number of buildings on the local list (Entries) • Number of buildings on the local list demolished 		
HE4	Scheduled Monuments and Archaeological Assets	No specific target identified	To 2032	1, 5, 8	<ul style="list-style-type: none"> • Number of buildings/sites on the Heritage at Risk Register 	BBC, Historic England	
<i>Associated Plans/Strategies</i>		<i>Conservation Area Appraisals and Management Plans, SPDs, Padiham THI bid, Sustainable Community</i>			<i>Lead Organisation(s)</i>		<i>BBC, Historic England, HLF</i>

		Strategies					
Natural Environment							
NE1	Biodiversity and Ecological Networks	No specific target identified There is Public Service Agreement (PSA) target nationally for 95% of SSSIs to be in favourable or recovering condition	To 2032	1, 3, 5, 7	<ul style="list-style-type: none"> Quality of SSSIs & Condition of SSSI units Area of SSSIs in adverse condition as a result of development Number of planning approvals with conditions to ensure works to manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest Number of Biological Heritage Sites Number of Biological Heritage Sites in Positive Management BAP habitat - created/ managed via planning obligations 	Natural England Lancashire County Council, BBC	AMR
NE2	Protected Open Space	All identified sites to be protected	To 2032	2, 5, 7,	Number of hectares of protected open space lost to development	BBC	
NE3	Landscape Character	No specific target identified	To 2032	5, 8	No. of planning appeals allowed/ dismissed on landscape character grounds	BBC	AMR
NE4	Trees, Hedgerows and Woodlands	No specific target identified	To 2032	1, 5	Number of protected trees felled and replacement trees planted	BBC	
NE5	Environmental Protection	No AQMA	To 2032	1, 7	Household waste collected per person % of household waste recycled % of household waste composted	BBC	AMR
					No of AQMA	BBC	AMR
					No of complaints received on odour and noise pollution	BBC	AMR
					Ecological Status of Burnley's Rivers	Environment Agency	AMR

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					Greenhouse Emissions Per Capita by Local Authority (CO2)	DECC	AMR
<i>Associated Plans/Strategies</i>		<i>Lancashire BAP, Burnley GI Strategy, Sustainable Community Strategies</i>			<i>Lead Organisation(s)</i>	<i>BBC, Natural England, Lancashire Wildlife Trust, Environment Agency</i>	
Climate Change and Renewables							
CC1	Renewable and Low Carbon Energy (not including wind energy)	No specific target identified	To 2032	1, 3, 5	% of electricity consumption met by renewable energy in the Borough Installed renewable energy capacity through the planning system	DECC BBC	AMR
CC2	Suitable Areas for Wind Development	No specific target identified	To 2032	1, 5	No of turbines approved outside of and within identified suitable areas	BBC British Wind Energy Association	AMR
CC3	Wind Energy Development	No specific target identified	To 2032	1, 5	Installed wind energy capacity	BBC British Wind Energy Association	AMR
CC4	Development and Flood Risk	No specific target identified	To 2032	1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Environment Agency	AMR
CC5	Surface water management and Sustainable Urban Drainage (SUDs)	All new major developments to incorporate SUDs	To 2032	1, 5, 6	% of new major housing developments approved incorporating SUDs	BBC	AMR
<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, SFRA</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, EA</i>	
Infrastructure							
IC1	Sustainable Travel	No specific target identified	To 2032	1, 6, 7, 9	Amount of new residential development within 1200m of key local services	BBC	AMR
					Amount of new residential development within 30 minutes public transport time of key borough services	BBC	AMR

					Road Casualties: overall Road Casualties: people killed or seriously injured Road Casualties: children killed or seriously injured	DfT Road Casualties and National Road Traffic Survey	AMR
					Motor vehicle traffic flow estimates (million vehicle km) Car flow traffic estimates (million vehicle km)	and National Road Traffic Survey	AMR
IC2	Managing Transport and Travel Impacts	No specific target identified	To 2032	1, 6, 7, 9	Number of Full Travel Plans approved as part of the planning application process.	BBC	AMR
IC3	Car Parking Standards	No specific target identified	To 2032	1, 2, 3, 4, 7	No. of planning appeals allowed/ dismissed on parking grounds	BBC	AMR
IC4	Infrastructure and Planning Contributions	No specific target identified	To 2032	All	Amount of S106 contributions requested via planning application Amount of S106 spent by type	BBC	AMR
IC5	Protection and Provision of Social and Community Infrastructure	No specific target identified	To 2032	6, 7, 11	New major community infrastructure projects delivered Number of Playing Pitches lost and or replaced	BBC	AMR
IC6	Taxis and Taxi Booking Offices	No more than 40% of the Secondary Frontage to be non A1 uses at ground floor		4, 9	Number of new taxi booking offices approved in the secondary shopping frontage	BBC	AMR
<i>Associated Plans/Strategies</i>		<i>Sustainable Community Strategies, Lancashire LEP Business Plan Nov 2012, Burnley Economic Strategy 2007-17, East Lancashire Highways and Transport Masterplan, Burnley Car Parking Strategy</i>			<i>Lead Organisation(s)</i>	<i>BBC, LCC, DfT</i>	

Appendices

Appendix 1: Glossary

Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
Air Quality Management Areas (AQMA):	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Appropriate Assessment	Under the Habitats Directive (92/43/EEC) as transposed into UK law by the Conservation of Habitats and Species Regulations (2010) an Appropriate Assessment is required for any plan or project which either alone or in combination with other plans or projects, would be likely to have a significant effect on a European Site (see separate entry) and is not directly connected with the management of the site for nature conservation.
Article 4 Direction	A piece of legislation specific to an area which withdraws some of the automatic planning permissions granted by the General Permitted Development Order.
Authority Monitoring Report (AMR)	A document produced at least annually to report on the progress on the preparation of the Local Plan and monitor the policies.
Biodiversity	The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.
Biodiversity Action Plans (BAPs)	Recognised programmes that address the protection and restoration of threatened species and habitats. These are prepared on a national and on a sub-regional basis and a BAP is in place for the Lancashire area.
Biological Heritage Site (BHS)	Biological Heritage Sites are considered the key wildlife sites in Lancashire other than designated sites of national or European importance. BHSs are identified using a set of published guidelines. Amendments to the list of sites are made by the Biological Heritage Sites review panel which comprises ecologists from the County Council, Wildlife Trust for Lancashire, Manchester and North Merseyside

	and Natural England.
Blue Infrastructure (BI)	The network of aquatic components that lie within and between cities, towns, villages which provide multiple social, economic and environmental benefits. The physical components of blue infrastructure include waterways such as rivers, streams, marshes and lakes
Brownfield	See the definition of Previously Developed Land (PDL).
Climate Change	Climate change is a large-scale, long-term shift in the planet's weather patterns or average temperatures. (MET office)
Climate change adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities
Climate change mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Comparison Goods	Goods for which the consumer generally expects to invest time and effort and visit a range of shops before making a choice including: clothing materials and garments; shoes and other footwear; materials for maintenance and repair of dwellings; furniture and furnishings; carpets and other floor coverings; household textiles; major household appliances, whether electric or not; small electric household appliances; tools and miscellaneous accessories; glassware, tableware and household utensils; medical goods and other pharmaceutical products; therapeutic appliances and equipment; bicycles; recording media; games, toys and hobbies; sport and camping equipment; musical instruments; gardens, plants and flowers; pets and related products; books and stationery; audio-visual, photographic and information processing equipment; appliances for personal care; jewellery, watches and clocks; other personal effects.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Concealed Households	Family units, including single adults living within 'host' households.
Conservation	(For heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	These are 'Areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' and are designated by the local planning authority.
Convenience Retailing	Relates to the purchase of everyday essential items, including confectionary, food and drink.) on goods in COICOP categories: food and non-alcoholic beverages, tobacco, alcoholic beverages (off-trade), newspapers and periodicals, non-durable household goods.
Cumulative Effects	The state in which a series of repeated actions have effect greater than the sum of their individual effects; noted here especially in the location of wind turbines
Curtilage	An area of land around a building
Density (net)	Net site density includes only those areas which will be developed e.g. for housing and directly associated uses such as access roads within the site, private garden spaces, car parking areas, incidental open spaces and landscaping and children's play areas where these are to be provided. It excludes major distributor roads; primary schools; adult / youth play spaces or other open spaces serving a wider area; and significant landscape buffer strips.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area

	designated as such under the relevant legislation.
Development Management	Development management or development control is the process by which planning and similar applications are determined.
Development Plan	The statutorily adopted suite of development plan documents. In Burnley this will include the Local Plan and the Joint Lancashire Minerals and Waste Local Plan and any Neighbourhood Development Plans.
Development Plan Documents	An individual separately adopted part of the Local Plan. In Burnley, for non-mineral and waste matters, these are proposed to be combined into this single Local Plan.
Duty to Cooperate	The Localism Act 2011 introduced a Duty to Cooperate. Bodies subject to the Duty are required to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters. The duty to cooperate is not a duty to agree.
Ecological networks	These link sites of biodiversity importance. To date in Lancashire they have been defined for woodland and grassland species by Lancashire County Council's Lancashire Environment Record Network (LERN).
Ecosystem services	The benefits people obtain from ecosystems such as food, water, flood and disease control and recreation.
Extra Care Housing	Housing designed with the needs of older people in mind with varying levels of care and support available on-site. People who live in extra care housing have their own self-contained homes and benefit from communal facilities being available. Properties can be rented, owned or part owned / rented.
European Site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Flood Risk Assessments (FRA)	Site specific assessments which identify the risks to a site or premises from flooding from all sources, and any risk which may arise elsewhere as a result of development. These assessments are required for development proposals which are in areas of known flood risk (e.g. in flood zones 2 and 3) and for all proposals over 1 hectare in size.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms
Green Belt	A designated area of land around built up areas that aims to prevent urban sprawl by keeping land permanently open.
Greenfield	Land which is not been previously developed (see previously-developed land)
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Green Infrastructure	A network of multi-functional green space and areas of water, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats of Principal Importance in England	Fifty-six habitats identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities. These habitats are included in the UK Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act which came into force on 1st Oct 2006.
Habitats Regulations Assessment (HRA)	Habitat Regulations Assessment is the process by which it is determined whether an Appropriate Assessment is necessary in relation to a proposed plan or project.

	(See also Appropriate Assessment above).
Heritage Asset	Is defined within the NPPF and refers to features within the historic environment. Heritage assets can be described as 'designated heritage assets' or 'non-designated heritage assets' (which are defined separately within this glossary).
Historic Environment	All aspects of the environment that result from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscape and planted or managed flora.
Infrastructure	In planning terms the physical structures and facilities that are required to support development. Infrastructure typically refers to matters such as roads, water, electricity, schools, doctors, etc.
Infrastructure Delivery Plan (IDP)	A schedule which identifies any required infrastructure needed to support a Local Plan and how this can be delivered.
Kyoto Protocol	International treaty that sets obligations to reduce greenhouse gas emissions.
Landscape Character Assessment	An assessment which identifies different landscape areas which have a distinct character based on recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land-use and human settlement.
Lead Local Flood Authority (LLFA)	Local Authority (in Lancashire the County Council) responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.
Listed Building	A building of 'special architectural or historic interest' included on a statutory list compiled the Secretary of State for Culture Media and Sport
Local Development Framework	The term previously used to describe the suite of planning policy documents.
Local Development Scheme	The Local Planning Authority's project plan for the preparation of its Local Plan.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Geodiversity Site (LGS)	A Lancashire wide designation which identifies valuable local geological and geomorphological sites. Local Geodiversity Sites were formerly known as Regionally Important Geological Sites (RIGs).
Local Nature Reserve (LNR)	A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. Parish and Town Councils can also declare local nature reserves but they must have the powers to do so delegated to them by a principal local authority. LNRs are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally.
Local Transport Plan (LTP):	Prepared by the relevant highways authority for the area - Lancashire County Council. The LTP sets out the objectives and plans for developing transport in an area
Low Carbon Energy	Power produced from technologies which produce a low amount of carbon dioxide compared to fossil fuels.

Main river	Main rivers are watercourses designated as such on main river maps held by the Environment Agency and are generally the larger arterial watercourses. Any alteration or connection to a main river will require consent from the Environment Agency.
Major Development	For dwellings, a major development is one where the number of residential units to be constructed is 10 or more, or if the application does not state the number of units to be constructed, the site area is 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.
Market Housing	Private housing for rent or for sale, where the price and tenure is set in the open market.
Minerals Safeguarding Areas	Areas designated by the Minerals Planning Authority that cover known deposits of minerals, which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Neighbourhood Development Plan	A statutory plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004 as amended principally by the Localism Act 2011).
Objectively Assessed Needs (OAN)	An assessment of the demand e.g. for housing in a housing market area over a plan period -not taking account of the environmental capacity of an area to deliver it.
ONS	Office for National Statistics
Optimum Viable Use	Optimum viable is the use which is viable, and where the changes are optimum in terms of entailing the least harm to the special interest of the heritage asset. The most profitable use may be less than optimum in terms of its impact on the heritage asset.
Ordinary Watercourse	Ordinary watercourses include drains, streams, ditches, and passages through which water flows that do not form part of main rivers. Main rivers are managed by the Environment Agency. Proposals involving alterations to a watercourse require permission from Lancashire County Council first.
Pitches and Plots for Gypsies, Travellers and Travelling Showpeople	A “pitch” means a pitch on a “gypsy and traveller” site and “plot” means a pitch on a “travelling showpeople” site (also sometimes called a “yard”).
Planning Obligation	A legally enforceable agreement between a planning authority and a developer, or an undertaking offered unilaterally by a developer, entered into under section 106 of the Town and Country Planning Act 1990 with the intention of helping to mitigate the negative impacts of a development proposal.
Previously developed land (also known as brownfield land)	Land which is or was occupied by a permanent structure, including the curtilage of developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Public Realm	The space between buildings and developments that are publicly accessible, including streets, squares, parks and open spaces
Primary Shopping Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Priority Habitats and Species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Protected Species	European Protected Species are animals and plants listed in Annex IV of the European Habitats Directive and protected in the UK under The Conservation of Habitats and Species Regulations (2010). Nationally Protected Species include all European Protected Species and also a large number of species which are specially protected under The Wildlife & Countryside Act (1981) or in other legislation such as the Protection of Badgers Act 1992.
Ramsar Site	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regional (Spatial) Strategy (RSS)	The previous regional planning framework which was revoked in 2013.
Regionally Important Geological Sites (RIGS):	These are sub regionally designated sites which are of importance for their geodiversity (geology and geomorphology).
Registered Provider	Registered providers (often known as social landlords) are the bodies that own and manage social housing. They tend to be non-commercial organisations such as local authorities or housing associations. Housing associations are independent, not-for-profit organisations that can use any profit they make to maintain existing homes and help finance new ones. It is now possible for commercial organisations to build and manage social housing, although this is not yet common practice
Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Scheduled Monument	Nationally important monuments, usually archaeological remains that enjoy protection against inappropriate development as a result of their scheduling under the Ancient Monuments and Archaeological Areas Act 1979
Secondary Shopping Frontage	Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Sequential Approach (flood risk)	To locate development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.
Sequential Test (flood risk)	The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test.
Site of Special Scientific Interest	Sites designated nationally as being of special interest by reason of their flora, fauna, geological or physiological features and have statutory protection to

(SSSI)	preserve these features, designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Species of Principal Importance in England	943 species identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities. These species are included in the UK Biodiversity List published by the Secretary of State under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act which came into force on 1st Oct 2006
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Flood Risk Assessment (SFRA)	A study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
Strategic Housing Land Availability Assessment (SHLAA)	A study to assess the overall potential for housing development in the area. It identifies specific sites with a development potential over the next 15 years and both informs the development of and monitors the performance of the Local Plan Can include employment land also.
Strategic Housing Market Assessment (SHMA)	Assesses the housing market within the housing market area, and considers the nature of future need and demand for market and affordable housing to inform the development of the Local Plan
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	Sustainability Appraisal is a systematic appraisal process used to assess the social, environmental and economic effects of strategies and policies from the outset of the preparation process.
Sustainable Drainage Systems (SuDS)	SuDS are an approach to managing rainwater falling on roofs and other surfaces through a sequence of actions. The key objectives are to manage the flow rate and volume of surface runoff to reduce the risk of flooding and water pollution. SuDS also reduce pressure on the sewerage network and can improve biodiversity and local amenity.
Town centre	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the

	car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Travelling Showpeople	Member of a group organised for the purposes of holding fairs, circuses or show (whether or not travelling together as such). This includes such persons who, on the grounds of their own family's dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel, but excludes Gypsies and Travellers defined separately within this glossary
Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories or 'classes' e.g. C3 dwellings. Changes of use within these classes does not require planning permission and changes between certain classes may not either (permission may still be required for any physical conversion works).
Veteran Tree	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Appendix 2: Reference List

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Appendix 3: List of Superseded Policies

Existing Policy Ref:	Policy Title (2006 Local Plan Second Review)	Superseded by Policy Ref:	Superseded by Policy title:
GP1	Development Within the Urban Boundary	SP4	Development Strategy
GP2	Development in Rural Areas	SP4	Development Strategy
GP3	Design and Quality	SP5	Development Quality and Sustainability
GP4	Mixed Use Development	SP4 HS1 EMP1 TC2 TC4	Development Strategy Housing Allocations Employment Allocations Development Within Burnley and Padiham Town Centres Development Opportunities in Burnley Town Centre
GP5	Access For All	SP5	Development Quality and Sustainability
GP6	Landscaping and Incidental Open Space	SP5 SP6	Development Quality and Sustainability Green Infrastructure
GP7	New Development and the Control of Pollution	NE5	Environmental Protection
GP8	Energy Conservation and Efficiency	SP5	Development Quality and Sustainability
GP9	Security and Planning Out Crime	SP5	Development Quality and Sustainability
GP10	Developer Contributions	IC4	Infrastructure and Planning Contributions
EW1	Land for Business (B1), and Industrial (B2) and Warehousing (B8) Development	EMP1 EMP4	Employment Allocations Office Development
EW2	Major Retail Development Outside Burnley and Padiham Town Centre	TC2	Development Within Burnley and Padiham Town Centres
EW3	New Leisure, Tourist, Arts and Cultural Development Outside Town Centres	SP4 SP5 EMP5	Development Strategy Development Quality and Sustainability Rural Business & Diversification
EW4	Expansion and Improvement of Existing Businesses	EMP3	Supporting Employment Development
EW5	Development and Improvement of Major Industrial Estates	EMP2 EMP3	Protected Employment Sites Supporting Employment Development
EW6	Economic Improvement Areas	EMP3	Supporting Employment Development
EW7	Redevelopment of Existing Employment Land and Premises for	EMP3	Supporting Employment Development

	Non-Employment Uses	EMP4	Office Development
EW8	Control of Hazardous Substances	NE5	Environmental Protection
EW9	Small Business, Working from Home and Community Enterprises in Residential Areas	EMP3 EMP5	Supporting Employment Development Rural Business and Diversification
EW11	Rural Diversification and Conversion of Rural Buildings for Employment Uses	EMP5 EMP6	Rural Business and Diversification Conversion of Rural Buildings
H1	Land for New Housing Development	HS1	Housing Allocations
H2	The Sequential Release of Further Housing Land for Development	SP4	Development Strategy
H3	Quality and Design in New Housing Development	HS4 SP5	Housing Developments Development Quality and Sustainability
H4	Providing a Choice of Housing in New Development	HS3	Housing Density and Mix
H5	Local Housing Needs	HS2 HS4	Affordable Housing Provision Housing Developments
H6	Housing Density	HS3	Housing Density and Mix
H7	Open Space in New Housing Development	HS4 IC4	Housing Developments Infrastructure and Planning Contributions
H8	Environmental Improvements in Existing Residential Areas	SP5 HS1 NE2	Development Quality and Sustainability Housing Allocations Protected Open Space
H9	Regenerating Urban Areas and Neighbourhoods	SP4 HS1	Development Quality and Sustainability Housing Allocations
H10	Housing for Large Families	HS5	House Extensions and Alterations
H11	Living Over Shops and Other Commercial Premises and Housing and Training Projects	TC2	Development Within Burnley and Padiham Town Centres (for residential development in town centres)
H12	Non-residential Uses in Residential Areas	SP4 EMP4	Development Strategy Office Development
H13	Extensions and Conversions of Existing Single Dwellings	HS5	House Extensions and Alterations
H14	Gardens and Backland Development	HS4 HS5	Housing Developments House Extensions and Alterations
H15	Conversion and Re-use for Flats and Bedsits	HS5	House Extensions and Alterations
H16	Gypsy and Traveller Sites	HS7 HS8 HS9	Gypsy and Traveller Site Allocation Gypsy and Traveller Site Criteria Gypsy and Traveller Site Occupancy Condition
E1	Nature Conservation - Internationally and Nationally Important Sites	NE1	Biodiversity and Ecological Networks

E2	Nature Conservation – County Biological and Geological Heritage Sites and Local Nature Reserves	NE1	Biodiversity and Ecological Networks
E3	Wildlife Links and Corridors	NE1	Biodiversity and Ecological Networks
E4	Protection of Features of Ecological Value	NE3 NE4	Landscape Character Trees, Hedgerows and Woodlands
E5	Species Protection	NE1	Biodiversity and Ecological Networks
E6	Trees, Hedgerows and Woodlands	NE4	Trees, Hedgerows and Woodlands
E7	Water Bodies and Watercourses	NE5	Environmental Protection
E8	Development and Flood Risk	CC4	Development and Flood Risk
E9	Groundwater Resources	NE5	Environmental Protection
E10	Alterations, Extensions, Change of Use and Development Affecting Listed Buildings	HE2	Conservation and Enhancement of Designated Heritage Assets and Their Setting
E11	Demolition of Listed Buildings	HE2	Designated Heritage Assets
E12	Development In, or Adjacent to, Conservation Areas	HE2	Designated Heritage Assets
E13	Demolition in Conservation Areas	HE2	Designated Heritage Assets
E14	The Designation and Amendment of Conservation Areas	HE1	Identifying and Protecting Burnley's Historic Environment
E15	Locally Important Buildings, Features and Artefacts	HE1 HE3	Identifying and Protecting Burnley's Historic Environment The Conservation and Enhancement of Non-designated Heritage Assets
E16	Areas of Traditional Construction	SP5	Development Quality and Sustainability
E17	Historic Parks and Gardens	HE1 HE2	Identifying and Protecting Burnley's Historic Environment Conservation and Enhancement of Designated Heritage Assets and Their Setting
E18	Scheduled Ancient Monuments	HE4	Scheduled Monuments and Archaeological Assets
E19	Development and Archaeological Remains	HE4	Scheduled Monuments and Archaeological Assets
E20	Views	SP5 NE3	Development Quality and Sustainability Landscape Character
E21	Gateways and Throughroutes	SP5	Development Quality and Sustainability
E22	Public Art	IC4	Infrastructure and Planning Contributions
E23	Telecommunications	IC6	Telecommunications
E24	Advertisements	TC8	Shopfront and Advertisement Design
E25	Shop Fronts	TC8	Shopfront and Advertisement Design
E26	Development in the Green Belt	SP7	Protecting the Green Belt
E27	Landscape Character and Local Distinctiveness in Rural Areas and	SP4 SP7	Development Strategy Protecting the Green Belt

	Green Belt	NE3	Landscape Character
E28	Protecting Agricultural Land and Business	SP4	Development Strategy
E29	New Agricultural Development	SP4 SP5	Development Strategy Development Quality and Sustainability
E30	Agricultural Workers Dwellings	HS6	Agricultural Workers Dwellings
E31	Wind Farms	CC2 CC3	Suitable Areas for Wind Energy Development Wind Energy Development
E32	Development of Other Renewable Energy Facilities in Rural Areas	CC1	Renewable and Low Carbon Energy
E33	Vacant and Untidy Land	NE3 NE5	Landscape Character Environmental Protection
E34	Derelict and Contaminated Land and Derelict Buildings	SP1 HS1 EMP1 NE5	Achieving Sustainable Development Housing Allocations Employment Allocations Environmental Protection
E35	Sites Generating Landfill Gas	NE5	Environmental Protection
CF1	Protection, Enhancement and Replacement of Playing Pitches	NE2 IC5	Protected Open Space Protection and Provision of Social and Community Infrastructure
CF2	Intensification of Use of Existing Sports and Recreation Provision	NE2	Protected Open Space
CF3	Protection of Existing Public Parks, Informal Recreation Areas, Major Open Areas, Play Areas and Other Areas of Open Space	NE2	Protected Open Space
CF4	Allotments and Community Gardens	IC5	Protection and Provision of Social and Community Infrastructure
CF5	Major Sports Facilities	SP5	Development Quality and Sustainability
CF6	Provision of Small Indoor Sports Facilities	SP5 IC5	Development Quality and Sustainability Protection and Provision of Social and Community Infrastructure
CF7	Outdoor Recreation and Rural Areas	SP5 EMP5	Development Quality and Sustainability Rural Business & Diversification
CF8	Equestrian Development	EMP7	Equestrian Development
CF9	Golf Related Development	SP5 SP7 NE2	Development Quality and Sustainability Protecting the Green Belt Protected Open Space
CF10	Specialist Pursuits and Noise Generating Sports	SP5	Development Quality and Sustainability

		SP7 NE2	Protecting the Green Belt Protected Open Space
CF11	District and Local Centres	TC6	District Centres
CF12	Local and Village Shops	SP4 EMP5	Development Strategy Rural Business and Diversification
CF13	Restaurants, Cafes, Public Houses and Hot Food Takeaways	TC7	Hot Food Takeaways
CF14	Provision, Retention, and Enhancement of Community Facilities	IC5	Protection and Provision of Social and Community Infrastructure
CF15	Burnley General Hospital	IC5	Protection and Provision of Social and Community Infrastructure
CF16	Loss of Community Health Facilities	IC5	Protection and Provision of Social and Community Infrastructure
CF17	Provision of Educational Facilities	IC5	Protection and Provision of Social and Community Infrastructure
CF18	Youth Shelters	IC5	Protection and Provision of Social and Community Infrastructure
CF19	Graveyards and Burial Places	IC5	Protection and Provision of Social and Community Infrastructure
CF20	Caravan and Camping Sites	SP5	Development Quality and Sustainability
CF21	Travelling Showpeople	HS8	Gypsy and Traveller Site Criteria
TM1	Location of Major Traffic Generating Uses	IC1 IC2	Sustainable Travel Managing Transport and Travel Impacts
TM2	Transport Assessments (TAs)	IC2	Managing Transport and Travel Impacts
TM3	Travel Plans (TPs)	IC2	Managing Transport and Travel Impacts
TM4	Transport Hierarchy Within Development Proposals	IC1	Sustainable Travel
TM5	Footpaths and Walking Within the Urban Boundary	IC1	Sustainable Travel
TM14	Taxis and Taxi Booking Offices	IC6	Taxis and Taxi Booking Offices
TM15	Car Parking Standards	IC3	Car Parking Standards
TM16	Management of Public and Private On- and Off-street Parking	IC3	Car Parking Standards
TM17	Management of Retail and Leisure Car Parking in Town Centres	IC3	Car Parking Standards
BTC1	Main Shopping Area of Burnley Town Centre	TC2 TC3 TC4	Development Within Burnley and Padiham Town Centres Burnley Town Centre – Primary and Secondary Frontages Development Opportunities in Burnley Town Centre
BTC2	Secondary Shopping Areas in Burnley Town Centre	TC2 TC3	Development Within Burnley and Padiham Town Centres Burnley Town Centre – Primary and

		TC4	Secondary Frontages Development Opportunities in Burnley Town Centre
BTC3	Retail Development Within Burnley Town Centre Inset Outside the Main and Secondary Shopping Areas	TC2	Development Within Burnley and Padiham Town Centres
BTC4	Office, Business, Civic and Cultural Quarter of Burnley Town Centre	TC2 TC4	Development in Burnley and Padiham Town Centres Development Opportunities in Burnley Town Centre
BTC5	Leisure and Tourism Development in Burnley Town Centre	TC2	Development Within Burnley and Padiham Town Centres
BTC6	The Weavers Triangle	TC5	The Weavers Triangle
BTC7	Kingsway / Bank Parade	EMP4 TC2	Office Development Development in Burnley and Padiham Town Centres
BTC8	Movement in Burnley Town Centre	IC1	Sustainable Travel
BTC9	Gateways and Throughroutes	SP5	Development Quality and Sustainability
BTC10	Upper Floors in Burnley Town Centres	TC2	Development Within Burnley and Padiham Town Centres
BTC11	Existing Industrial Uses in Burnley Town Centre	EMP3 TC2	Supporting Employment Development Development Within Burnley and Padiham Town Centres
BTC12	Canal and Riverside Development in Burnley Town Centre	HE3 NE3	Non-designated Heritage Assets Landscape Character
BTC13	Open Spaces in Burnley Town Centre	NE2	Protected Open Space
BTC14	Provision of Open Spaces in Major Development Proposals	IC4 NE3 SP5	Infrastructure and Planning Contributions Landscape Character Development Quality and Sustainability
PTC1	Central Area of Padiham Town Centre	TC2	Development Within Burnley and Padiham Town Centres
PTC2	Burnley Road Area of Padiham Town Centre	TC2	Development Within Burnley and Padiham Town Centres
PTC3	Church Street / Burnley Road	TC2	Development Within Burnley and Padiham Town Centres
PTC4	Movement To and Through Padiham Town Centre	IC1	Sustainable Travel
PTC6	Gateways and Throughroutes	SP5	Development Quality and Sustainability
PTC7	Riverside Development in Padiham Town Centre	NE3	Landscape Character
PTC8	Open Spaces in Padiham Town Centre	NE2	Protected Open Space

The following policies are considered too specific for, or no longer relevant to the new local plan:

Existing Policy Ref:	Policy Title (2006 Local Plan Second Review)
EW10	Development and Training Provision
TM6	Walking and Horse Riding in the Countryside
TM7	Cycling Network
TM8	Quality Bus Routes
TM9	Rail and Railway Stations
TM10	East Lancashire Rapid Transit
TM11	Traffic Management in Burnley Town Centre
TM12	Movement of Freight
TM13	Former Padiham Rail Line
PTC5	Padiham Market

Appendix 4: Designated Heritage Assets

Listed Buildings

- i. Burnley has 308 listed building entries on the National Heritage List for England, administered by Historic England on behalf of the Department for Culture, Media and Sport. It should be noted that this number does not truly represent the total number of listed buildings within the borough, since one listing may cover several individual buildings. Details of the borough's Listed Buildings are accessible through the National Heritage List for England at <https://historicengland.org.uk/listing/the-list/>
- ii. The listing includes the building identified on the list together with any ancillary building or structure within its curtilage and attached to it or any freestanding building or structure within its curtilage that pre-date 1 July 1948. Not all buildings have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not. Further advice on curtilage can be found in the Historic England Advice Note, Listed Buildings and Curtilage.
- iii. The National Heritage List includes a description of each building which may refer to some, but not all the important features of the building. Every part of a building is listed even if it is not included in the description. This includes the interior and any later alterations or additions.

Conservation Areas

- iv. There are currently 10 designated Conservation Areas within the Borough. These are defined under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as "Areas of Special Architectural or Historic Interest the character or appearance of which it is desirable to preserve or enhance". Conservation areas in the Borough are listed below and the detailed boundaries are shown on the Policies Map.

Name	Area	Designated
Canalside	34.2 ha	1988 (Revisions 1990, 1993 and 1997)
Burnley Wood	24.7 ha	1985
Harle Syke	13.9 ha	1977(Revisions 1985)
Padiham	13.8 ha	1975 (Revisions 1981 and 1984)
Burnley Town Centre	11.0 ha	1992
Top O' Th' Town	8.5 ha	1992
Worsthorne	6.7 ha	1978
Jib Hill	5.1 ha	1971
Hurstwood	4.6 ha	1973
Palatine	4.5 ha	1977

Registered Parks and Gardens

- v. The Historic England 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies 5 sites in the borough assessed to be of particular significance. All are registered Grade II and include:
 - Towneley Park
 - Thompson Park
 - Scott Park
 - Queen's Park
 - Gawthorpe Hall Gardens

Detailed descriptions of each entry are accessible through the National Heritage List for England at <https://historicengland.org.uk/listing/the-list/>

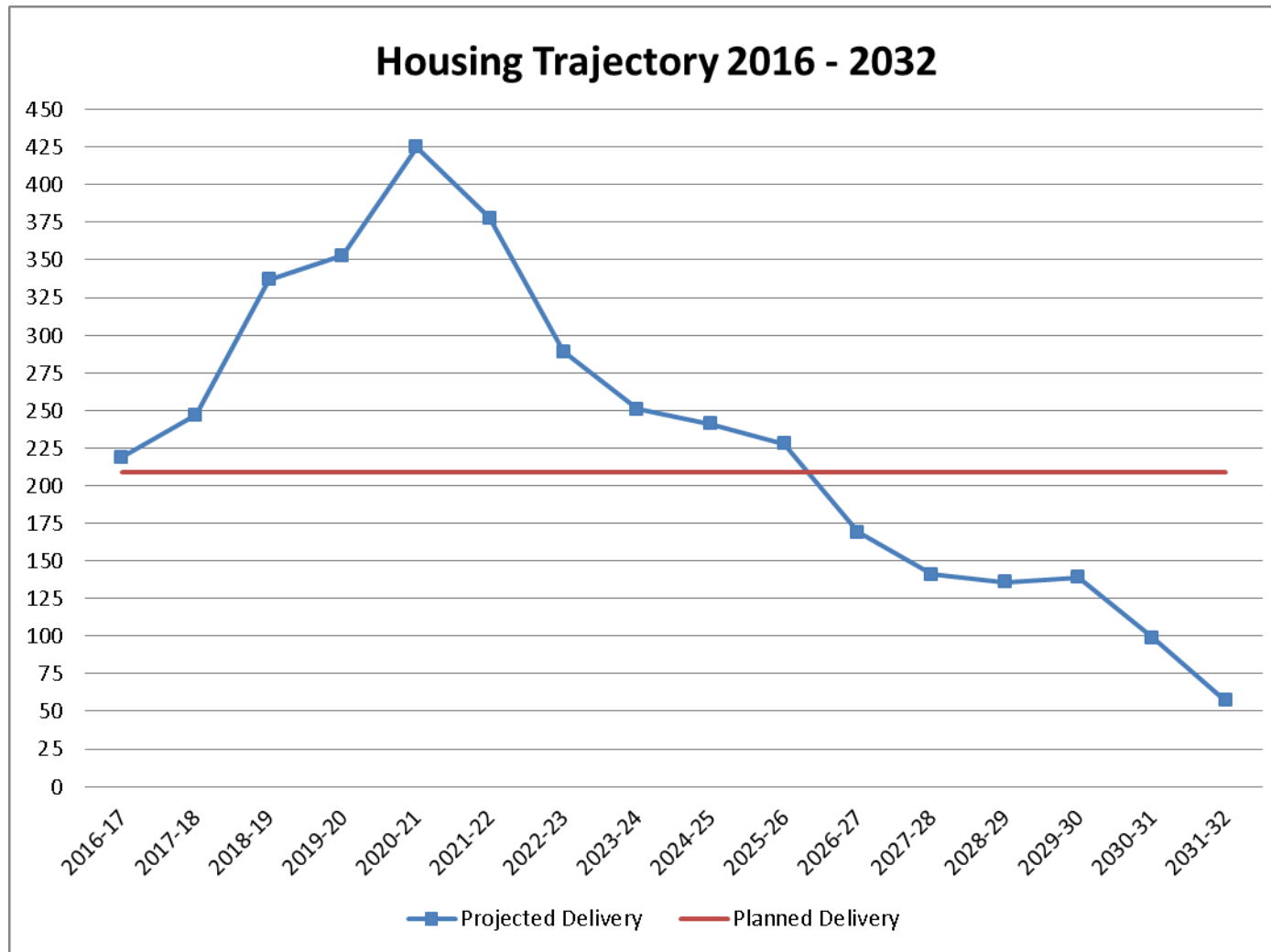
Scheduled Monuments

vi. There are currently 22 Scheduled Monuments within the Borough as follows:

Parish	List Entry Number	Title
Briercliffe	1005084	Oakmount Mill engine and engine house, Wiseman Street
	1005089	Ice House at Towneley Hall
Ightenhill	1005100	Ightenhill Manor (site of)
Briercliffe	1008916	Small stone circle on Delf Hill
Briercliffe	1008917	Pike Low bowl barrow and site of beacon, Bonfire Hill
Worsthorne-with-Hurstwood	1008918	Bowl barrow on Hameldon Pasture
Worsthorne-with-Hurstwood	1008919	Round cairn on Hameldon Pasture
Worsthorne-with-Hurstwood	1009112	Ring cairn on Slipper Hill
Briercliffe	1009113	Bowl barrow 90m east of Twist Castle
Briercliffe	1009114	Bowl barrow 155m east of Beadle Hill
Briercliffe	1009115	Bowl barrow 140m east of Beadle Hill
Briercliffe	1009116	Saucer barrow 90m east of Ell Clough
Briercliffe	1009117	Ring cairn 25m east of Ell Clough
Briercliffe	1009487	Beadle Hill Romano-British farmstead
Worsthorne-with-Hurstwood	1009488	Two Romano-British farmsteads known as Ring Stones
Briercliffe	1009497	Twist Castle Romano-British farmstead
Briercliffe	1013814	Burwains Camp prehistoric defended settlement west of Broad Bank Hill
Hapton	1013816	Hapton Castle
Cliviger	1018362	Warren at Everage Clough 450m north east of New Copy Farm
Dunnockshaw	1020666	Hameldon Hill World War II bombing decoy, 390m north of Heights Farm
Cliviger	1021252	Thieveley lead mine 330m south west and 910m WSW of Buckleys
Hapton	1432881	Spigot mortar (Blacker Bombard) position

Detailed descriptions of each entry are accessible through the National Heritage List for England at <https://historicengland.org.uk/listing/the-list/>

Appendix 5: Housing Trajectory



Appendix 6: Main and Small Villages (Tiers 3 and 4) – Audit of Facilities - April 2016

Parish	Local Plan Hierarchy (Policy SP4)	Approx. No. of properties within proposed development boundary	Shop	School	Place of Worship	Community Building/ Church Hall	Pub/ Rest-aurant	Play Area	GP	Bus Stop	Additional Notes	2011 Rural Masterplanning Study Conclusion
Main Villages (Tier 3)												
Hapton	Hapton	784	✓	✓	✓	✓	✓	✓	✗	✓		
Worsthorne	Worsthorne	457	✓	✓	✓	✓	✓	✓	✗	✓		
Small Villages (Tier 4)												
Dunnockshaw	Dunnockshaw	N/A	✗	✗/✓ – there is a small private school	✗	✗	✗	✗	✗	✓	employment at Oak Mill/Calder Print	Local services are scarce and there is no justification for population growth in terms of sustaining these. A large amount of development would be necessary to support new local services and, as the landscape cannot accommodate this quantum, there should be growth restraint. Small amounts of infill around existing clusters may be acceptable
Clow Bridge	Clow Bridge	24	✗	✗	✗	✗	✓	✓	✗	✓	sailing club on reservoir; employment at Balmer's Garden Machinery	
Cliviger	Mereclough	36	✗	✗	✗	✗	✓	✗	✗	✓		Growth should be concentrated in the form of infill to Holme Chapel, including the integration of Southward Bottom.
	Overtown	58	✗	✗	✗	✗	✗	✓	✗	✓		
	Holme Chapel	103	✗	✓	✓	✓	✓	✗	✗	✓		
	Walk Mill	165	✓	✗	✗	✗	✗	✓	✗	✓	Phone box; Post box; Hair Studio / Boutique; Petrol Station	Thickening of the current ribbon of development could be beneficial and help sustain local

											(where local shop is); Playground includes play park, small football pitch and basketball net; Electricity substation.	services such as the school, parish hall, pubs. There should be no extension southwards. There should be much more restraint in the other 3 settlements
	Lane Bottom	122	x	x	✓	✓	x	✓	x	x	Post box; Phone box; Electricity substation	At present, there is sufficient population to sustain local services. However, there may be a case to develop the area to the south of Halifax Road to deliver a relief road for Lane Bottom
Hurstwood	Hurstwood	23	x	x	✓	x	x	x	x	x	Post box; Phone box; Church	Hurstwood is a small and distinctive settlement and can only accommodate very small and one-off developments. A small amount of infill may be accommodated on the south eastern edge of Worsthorne in order to sustain local services

Definitions:

Local shop – Shop or facility selling basic household and grocery (convenience) goods

Play area – Equipped Play Area

Bus stop – Serviced bus stop – A bus service for this measure is one which runs at least every 30 minutes between 8am-6pm.

Appendix 7: Protected Open Spaces

List to be inserted

Appendix 8: Transport Assessments and Travel Plans

Transport Assessments/Transport Statements

vii. Transport Assessments are required to assess the impact of proposals on transport infrastructure, including the capacity of roads, public transport and walking and cycling infrastructure, and to detail action to manage this impact. They are required to present qualitative and quantitative information about the anticipated transport and related environmental impacts before, during and after implementation of the proposed development, including details of the accessibility of the site by all transport modes and all users, including disabled people, and the likely modal split of journeys to and from the site.

viii. Where a full Transport Assessment is not necessary, a less detailed assessment in the form of a Transport Statement may be required. Whatever the scale of Transport Assessment/Statement undertaken, it should be used to inform the final design of the development and if applicable, the Full Travel Plan.

ix. Developers are required to demonstrate that the Transport Assessment/Transport Statement has informed the design of the proposed development and the Full Travel Plan. Development proposals should meet the identified needs and address anticipated impacts of the development through the design of the scheme, effective management, including through a Travel Plan where appropriate, and through mitigating any impacts of the scheme, including through planning contributions where appropriate.

Travel Plans

x. Travel Plans are the key management tool for implementing any transport solutions highlighted by the Transport Assessment/Statement, and are one of the primary tools for mitigating negative transport impacts of development proposals. Travel Plans are required to detail the developer's response to the Transport Assessment/Statement and deliver sustainable transport objectives with a package of measures to promote sustainable transport, including measures to achieve a shift to the most sustainable forms of transport: walking and cycling.

xi. Although a Travel Plan will be unique to any given site, all should contain the following:

- Background – explaining the site, location, numbers of staff and visitor/residents measures already in place or confirmed/committed
- Named Travel Plan Co-ordinator
- Baseline Data – current travel patterns to and from work, business travel undertaken during the working day, travel patterns of visitors to the site or residents trips from it
- Objectives – stating in general terms what the Plan is trying to achieve
- Travel and Infrastructure Audit – description of existing travel infrastructure and facilities and the accessibility of the site
- Targets – clearly identified targets against which the effectiveness of the Plan will be measured, or targets for its delivery. Targets should be site-specific, measure based, achievable, realistic and time related (SMART)
- Actions – detailing the proposed actions and measures for achieving the stated targets, with specific dates and named responsible person
- Promotion – how the Plan itself and specific measures will be promoted
- Monitoring – setting out arrangements for the review and monitoring the Travel Plan to determine whether the objectives are being met; a monitoring period of at least 5 years from occupation will normally be appropriate

Framework Travel Plan

xii. A Framework Travel Plan is usually associated with an unoccupied or undeveloped site. It sets out the intention, timeframe and steps to be taken to develop a Full Travel Plan.

Full Travel Plan

xiii. A Full Travel Plan requires a site or location to be occupied either in full or in part. It must incorporate all the components of a Travel Plan. Where a site isn't fully occupied there should be a commitment to review the Travel Plan as occupation increases or when the site becomes fully occupied. No detail or content should be presumed, estimated or proxy in nature. All measures and actions included in a Full Travel Plan are expected to be implementable within the timescales specified and should not be speculative or subject to further approval.

Timescales

xiv. Where a Travel Plan is required, the documents should be submitted at the following stages in the development process:

- Submission of planning application: Framework Travel Plan
- 6 months after first occupation or other agreed milestone: Full Travel Plan

Thresholds for Transport Assessments and Travel Plans

xv. Developments above the following thresholds will be required to submit a Transport Assessment, Transport Statement and a Full Travel Plan.

Table 11: Thresholds for Transport Assessments, Statements and Travel Plans

Use Class	Transport Assessment and Travel Plan Threshold (Gross floor area in m ² unless stated)
A1 Retail	>800
A1 Non Food Retail	>1500
A2 Financial and professional services	>2500
A3 Restaurants and cafes	>2500
A4 Drinking Establishments	>600
A5 Hot food takeaways	>500
B1 (a) Offices other than those within A2; (b) Research and Development; and (c) Light Industry	>2500
B2 General Industry	>4000
B8 Storage and Distribution	>5000
C1 Hotels	>100 bedrooms
C2 Residential Institutions, Hospitals and nursing homes	>50 bedrooms
C2 Residential College and school	>150 students
C2 Residential institutions – Institutional hostels	>400 residents
C3 Dwelling houses	>80 units
D1 Non-residential institutions	>1000
D2 Assembly and Leisure	>1500
Other Uses	To be determined in consultation with the local highway authority

	Transport Statement
All	'Major' development not above the thresholds

xvi. The Council may still require that a Transport Assessment and a Full Travel Plan accompany applications for new developments below these thresholds, where the Council, in consultation with the local highway authority, considers that a development is likely to have a significant negative impact on the operation of transport infrastructure; or a cumulative impact or from a number of developments in the vicinity is expected.

Appendix 9: Car Parking Standards

xvii. The following minimum and maximum parking standards will be used as set out in Policy IC3.

Use Class	Broad Description	Specific Land Use	Minimum Car Parking Standards (including garages)	Maximum Car Parking Standards (gross floor space where applicable)
A1	Shops	Food Retail	1 space per 14 m ²	
		Non Food Retail	1 space per 20 m ²	
		Retail Warehouse	1 space per 40 m ²	
A2	Financial and Professional Services	Banks / Building Societies, Estate and Employment Agencies, Professional and Financial Services	1 space per 30 m ²	
A3	Restaurants and Cafes	Restaurants and Cafes	1 space per 5 m ² of public floor area	
A4	Drinking Establishments	Public Houses / Wine bars / Other Drinking Establishments	1 space per 5 m ² of public floor area	
A5	Hot Food Takeaways including Drive - Through's	Use for the sale of hot food off the premises	1 space per 12 m ² unless in a town / district centre location	
B1	Business	Light Industry, Business Parks, Offices, Call Centres, Research and Development	1 space per 30 m ²	
B2	General Industry	General Industry	1 space per 45 m ²	
B8	Storage and Distribution	Storage or Distribution Centres, Wholesale Warehouses, Repositories	1 space per 100 m ²	
C1	Hotels	Hotels, Boarding Houses and Guest Houses	1 space per bedroom inclusive of staff provision parking	
C2	Residential Institutions	Residential Care Homes / Nursing Homes	1 space per 5 beds <i>plus</i> 1 space per 10 beds for visitors / staff. Note: There may be a requirement for additional car parking where a proposal includes an element of low care or where there would be a number of more "mobile" residents, in which case C3 Dwelling House Standard will apply.	

		Residential Training Centres and Halls of Residence	1 space per bed	
		Hospitals	1 space per bed	
C3	Dwellings (including HMOs)	1 Bedroom	1 space per dwelling	1 space
		2 Bedroom	1.5 spaces per dwelling (one allocated and one shared between 2 units for flexible use);	2 spaces
		3 Bedrooms	2 spaces per dwelling	2 spaces
		4+ Bedrooms	3 spaces per dwelling	4 spaces
	Retirement developments	Warden assisted independent living accommodation	1 space per 3 beds <i>plus</i> 1 space per 10 beds for visitors / staff	1 space per 2 beds <i>plus</i> 1 space per 10 beds for visitors / staff
	Visitor unallocated	per dwelling	0.25 spaces per dwelling	
C4	Houses in Multiple Occupation	As per C3 Standards	As per C3 Standards	
D1	Non-Residential Institutions	Art Galleries, Museums, Libraries	1 space per 20 m ²	
		Halls and Places of Worship	1 space per 5 m ²	
		Schools	1 space per 2 staff <i>plus</i> 1 space per 10 students	
		Crèche / Day Nurseries	1.5 per 2 staff plus drop off zone (in or outside of curtilage) of 1 space per 10 children	
		Medical Health Facilities	4 spaces per consulting room	
D2	Assembly and Leisure	Cinemas, Bingo and Casinos, Conference Centres, Music and Concert Halls	1 per 5 seats	
		General Leisure: Dance Halls (But not Night Clubs), Swimming Baths, Skating Rinks and Gymnasiums	1 space per 22 m ²	
Miscellaneous / Sui-Generis		Theatres	1 space per 5 seats	
		Motor Car Showrooms	1 space per 50 m ² internal showroom	
		Petrol Filling Stations	1 space per pump	

		Taxi Booking Offices	1 space per licenced taxi operating from the business. On-site off-street and dedicated car parking to be provided, or where this cannot be achieved spaces should be located within 100 metres of the office.
		Vehicle Repair and Service Stations	1 space per 50 m ²
Charging Points for ULEV's		Non-residential developments	20 to 50 spaces: 1 bay for use by electric vehicles only > 50 spaces: Min 2 bays for use by electric vehicles only
		Residential Development Schemes over 10 dwellings:	1 per detached dwelling

Further Guidance and Application

What constitutes a car parking space?

1. A car parking space is a clearly defined and suitably surfaced space or garage.

Dimensions

2. Each space should be 2.4m in width and 5m in length.
3. Parking spaces in front of garage doors should be a minimum of 5.5m in length to enable up and over doors to open. A relaxation of this standard to 5m may be considered depending on the type of garage door to be installed.
4. Domestic garages should be a minimum size of 3m in width x 6m in length to enable bicycles or other storage at the rear of the garage.

Accessing Spaces

5. A minimum 6 metres clearance is required to enable cars to reverse out of a car parking space.

Mobility parking in non-residential developments

6. Mobility parking spaces (3m by 5m) shall be provided at a minimum level of 1 per 10 car parking spaces.
7. A 1.2m hatched area is required both sides of the space (only 1 space if it is at the open end of a row) and normally 1 metre hatched area behind.

Cycle parking in residential developments

8. Adequate space within should be provided for cycle parking either within the curtilage of each dwelling or within a convenient and secure communal space.

Cycle parking in non-residential developments

9. A minimum of 1 per 10 car parking spaces is required. Long stay covered areas shall be provided on all developments employing 30 or more full or part time staff.

Motorcycle parking in non-residential developments

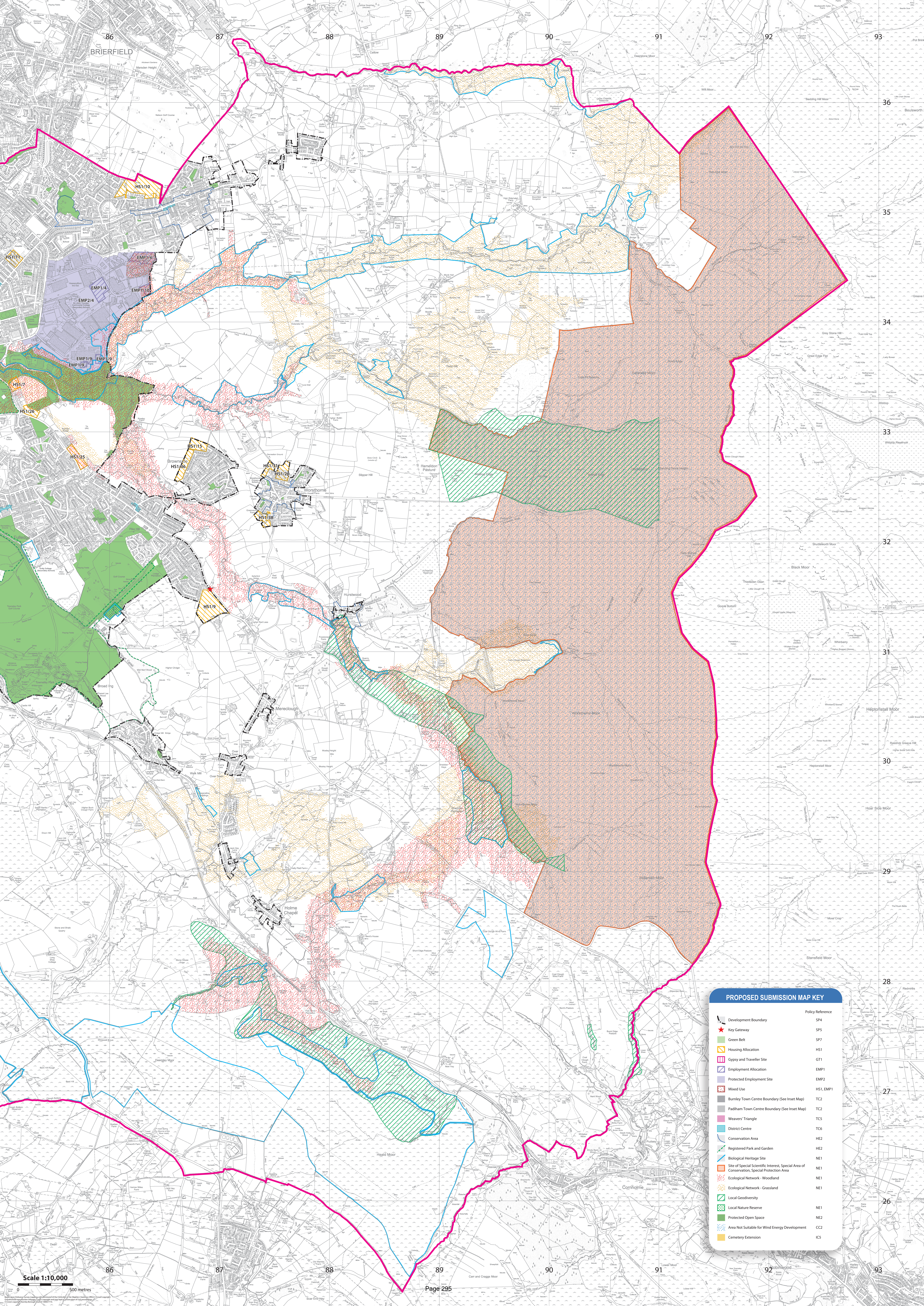
10. A minimum of 1 per 25 car spaces. Long stay covered areas shall be provided on all developments employing 30 or more full or part time staff.

Parking in Town Centre Locations

11. In the Town Centres of Burnley and Padiham or where schemes including redevelopment to secure the future of a heritage asset, the minimum standards (other than for taxi booking offices) may not be applied in full in cases where public parking exists nearby or where on-street parking is available and the development would not cause or exacerbate congestion, highway safety issues or on-street parking problems.

Electric Car Charging Points

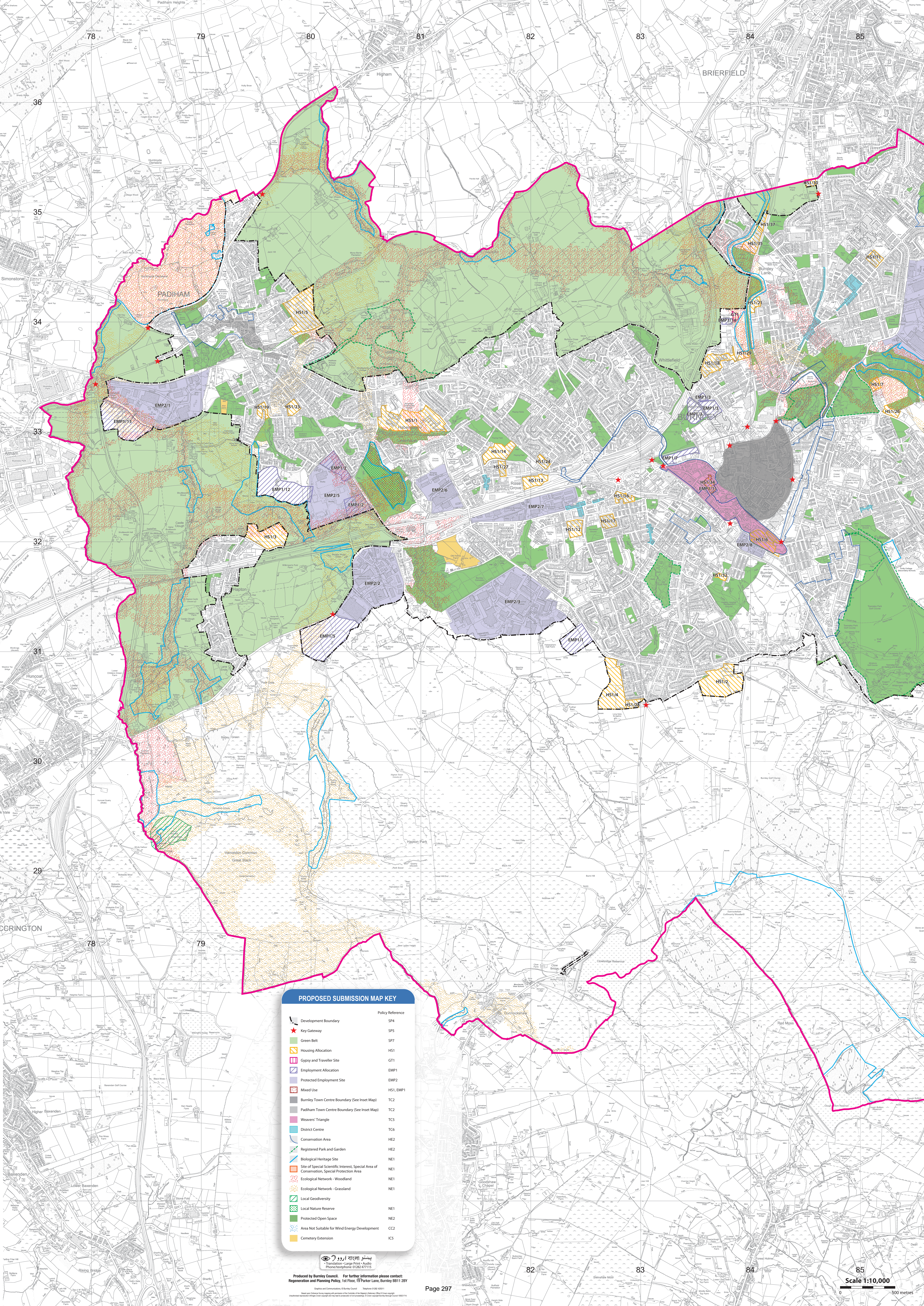
12. Additional provision over and above the minimum requirements set out above will be encouraged and supported in line with Policy NE5 subject to the consideration of the townscape impact in accordance with Policy SP5 and IC5. Where these affect heritage assets, care should also be taken to avoid harm and damage to historic fabric in accordance with Policies HE2 and 3.



PROPOSED SUBMISSION MAP KEY	
	Development Boundary
	Key Gateway
	Green Belt
	Housing Allocation
	Gypsy and Traveller Site
	Employment Allocation
	Protected Employment Site
	Mixed Use
	Burnley Town Centre Boundary (See Inset Map)
	Padham Town Centre Boundary (See Inset Map)
	Weavers' Triangle
	District Centre
	Conservation Area
	Registered Park and Garden
	Biological Heritage Site
	Site of Special Scientific Interest, Special Area of Conservation, Special Protection Area
	Ecological Network - Woodland
	Ecological Network - Grassland
	Local Geodiversity
	Local Nature Reserve
	Protected Open Space
	Area Not Suitable for Wind Energy Development
	Cemetery Extension
	Policy Reference
	SP4
	SP5
	SP7
	HS1
	GT1
	EMP1
	EMP2
	HS1, EMP1
	TC2
	TC2
	TC5
	TC6
	HE2
	HE2
	NE1
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	NE2
	CC2
	ICS

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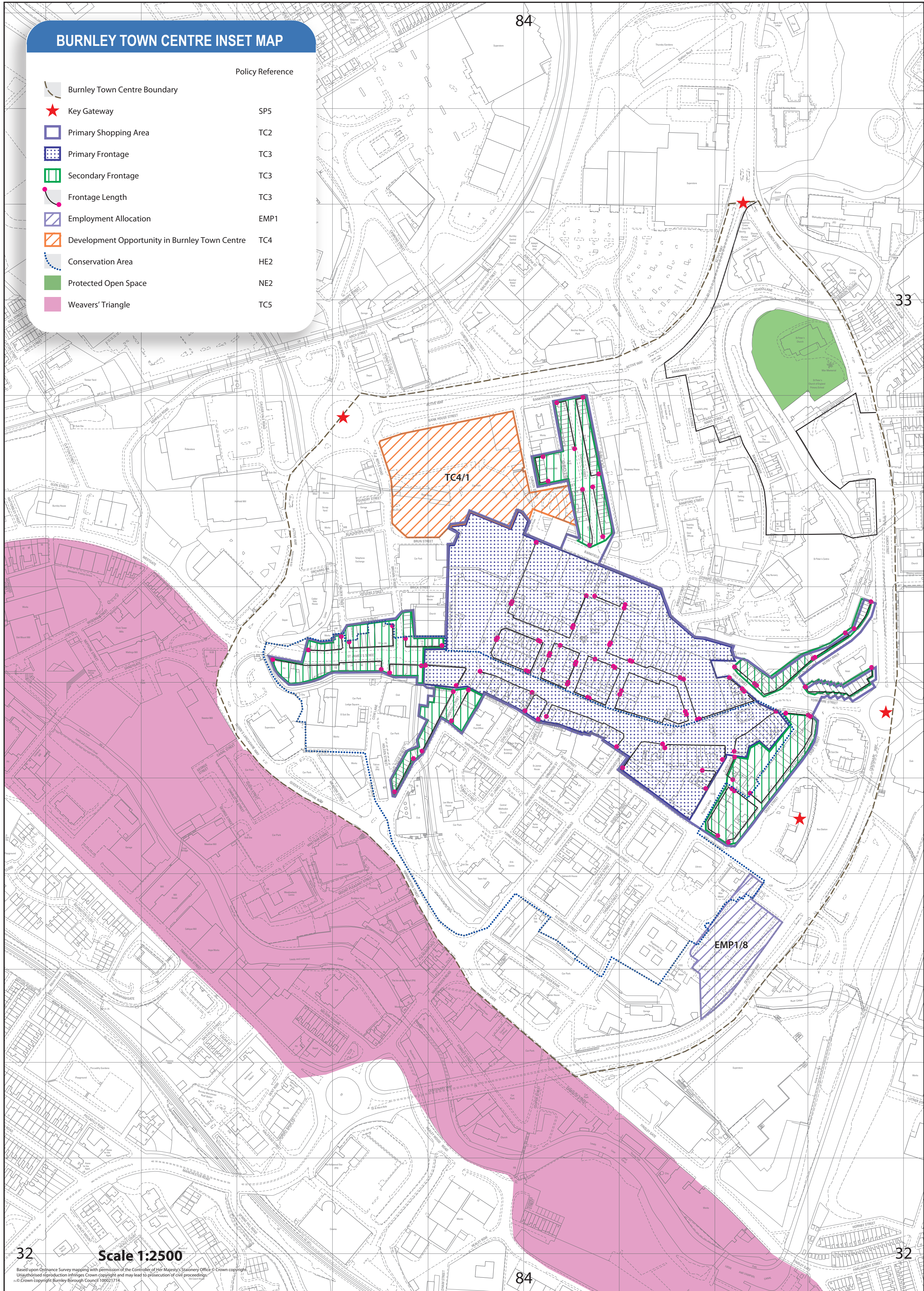


PROPOSED SUBMISSION MAP KEY

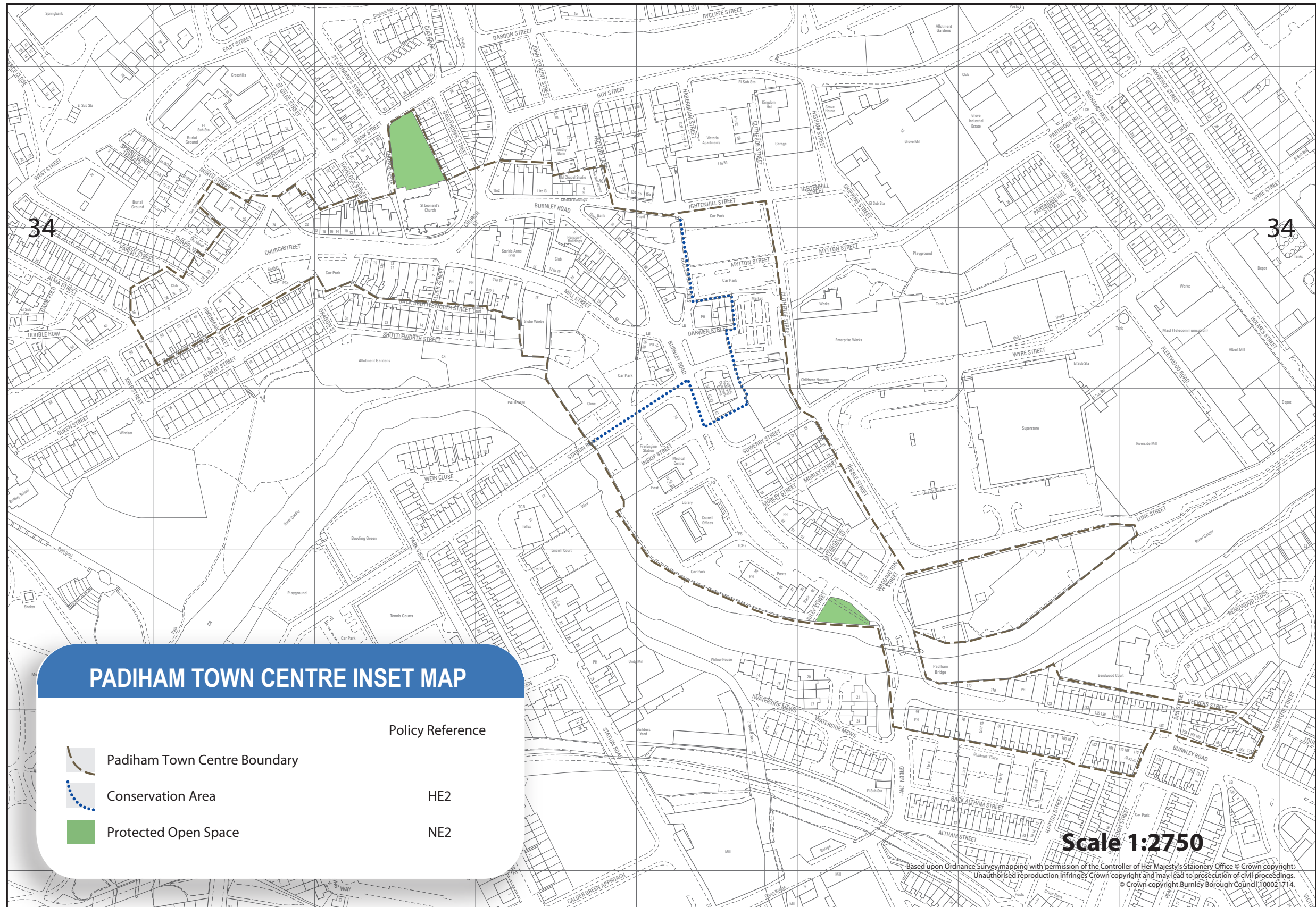
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| Development Boundary | Policy Reference |
| Key Gateway | SP4 |
| Green Belt | SP5 |
| Housing Allocation | SP7 |
| Gypsy and Traveller Site | HS1 |
| Employment Allocation | GT1 |
| Protected Employment Site | EMP1 |
| Mixed Use | EMP2 |
| Buryham Town Centre Boundary (See Inset Map) | HS1, EMP1 |
| Padham Town Centre Boundary (See Inset Map) | TC2 |
| Weavers' Triangle | TC2 |
| District Centre | TC5 |
| Conservation Area | TC6 |
| Registered Park and Garden | HE2 |
| Biological Heritage Site | HE2 |
| Site of Special Scientific Interest, Special Area of Conservation, Special Protection Area | NE1 |
| Ecological Network - Woodland | NE1 |
| Ecological Network - Grassland | NE1 |
| Local Geodiversity | NE1 |
| Local Nature Reserve | NE1 |
| Protected Open Space | NE2 |
| Area Not Suitable for Wind Energy Development | CC2 |
| Cemetery Extension | ICS |

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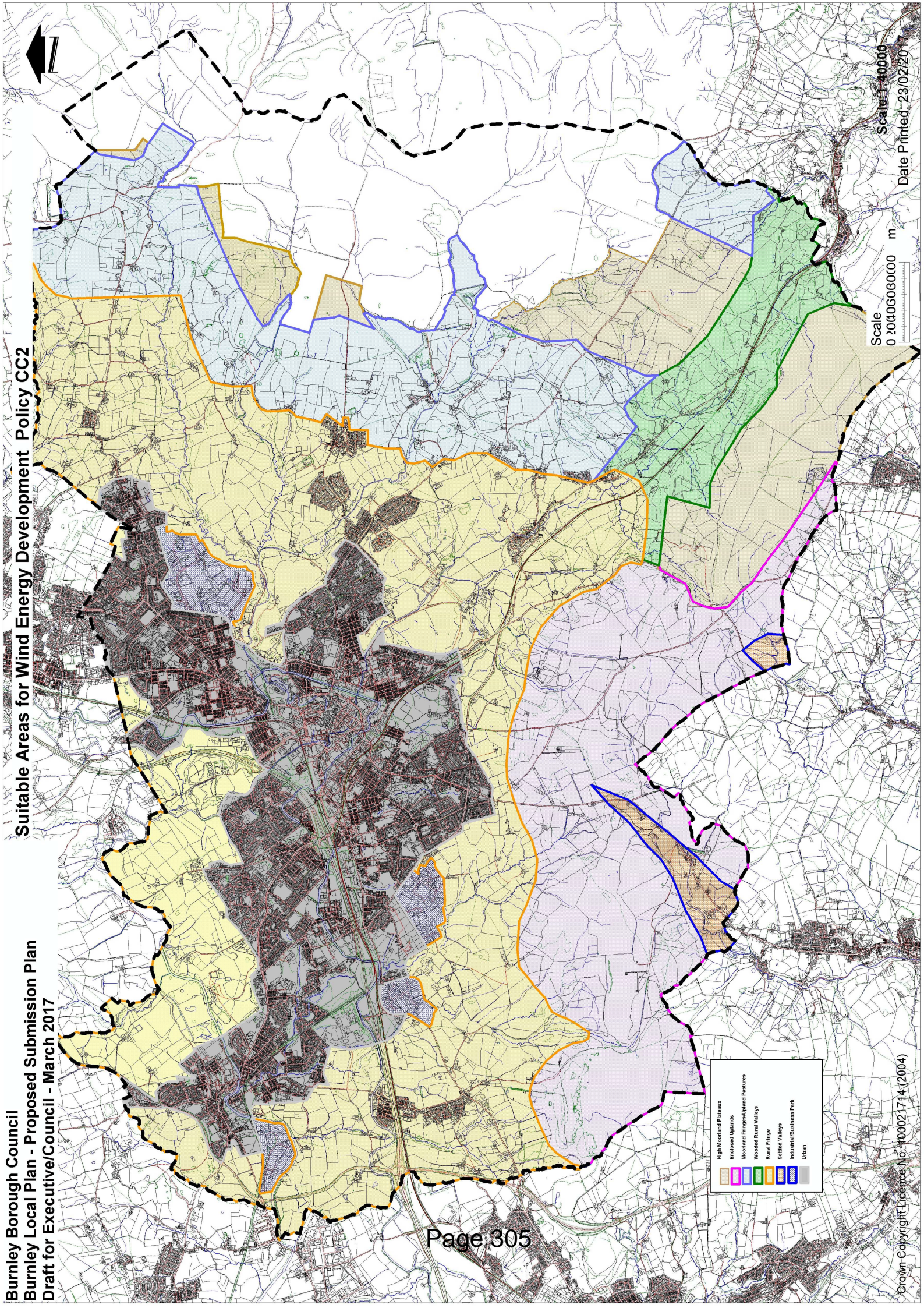
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Appendix 2 e

To follow shortly

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Suitable Areas for Wind Energy Development Policy CC2



- High Moorland Plateaux
- Enclosed Uplands
- Woodland Fringes/Upland Features
- Wooded Rural Valleys
- Rural Fringe
- Settled Valleys
- Industrial/Business Park
- Urban

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Burnley Local Plan: Preferred Options Consultation: Schedule of Comments Received and Recommended Responses

Summary of Preferred Options Consultation

As part of the consultation under Regulation 18, consultation on a 'Preferred Options' draft of the Local Plan was undertaken.

- A Preferred Options document was prepared and approved by the Council's Executive for consultation in July 2016.
- A 6 week consultation on the Plan ran from 15 July to 26 August 2016.
- Responses were invited on the **Preferred Options Document, Policies Map** and any supporting studies or assessments including:
 - **Sustainability Appraisal (incorporating an SEA)**
 - **Habitats Regulations Assessment (HRA)**

The number of Comments Received

Responses were received from 450 respondents making 1,272 comments. There was also a petition with 67 signatories.

How the comments and recommended responses are presented

- Comments are broken down to be considered against the part of the plan, process or evidence base study to which they best relate
- Responses to comments on the SA/SEA and HRA are published separately in the Proposed Submission SA and HRA reports
- All comments from Specific, General and Other consultees are set out verbatim and a recommended response to each comment is set out
- All comments from individuals, agencies and companies not relating to specific sites or consultation issues are also set out verbatim and a recommended responses to each comment is set out
- All comments on sites from site owners/promoters and from groups of residents specifically formed to respond to the plan are also set out verbatim and a recommend responses to each comment is set out

- All comments from other individuals relating to the consultation process are grouped as are their site comments and the number of respondents is set out and each unique relevant point raised is set out and responded to

Only matters relating to the plan, comments which represent the consultees own views (rather than suggesting the views of others) and comments which are appropriate for publication are included.

The comments received are available to inspect in full on request.

NB:

Please note: Comments responses to:

- **Strategic Policies SP1-6**
- **Site Allocations and Omissions**
- **General and other matters**

Are to follow

Section 1 - Introduction

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Huntroyde Estate	Introduction	1.2.1	For clarity para 1.2.1 of the PI&O should state the plan's time period rather just say: - 'look ahead to 2032'. We are already well into 2016 and note the original timescale for consultation was estimated as January 2016 so there has been some slippage in timing already, so we question whether there will be a clear 15 year timescale, in line with NPPF, left from the date of adoption. This could therefore impact on housing numbers required and the need for additional housing and sites to be allocated.	Text amended to clarify the Plan period 2012-2032. The Plan period 2012–2032 is 20 years and adoption is planned for 2018 when would have another 14 years to run. It is not considered necessary or proportionate review the plan evidence base to allow a further year. It is almost certain that the Plan will be reviewed before 2032.
Junction Property Ltd.	Introduction	1.2.1	Plan Period Paragraph 157 of the NPPF encourages Local Plans to: “...be drawn up over an appropriate time scale, preferably a 15 year time horizon, taking account of longer term requirements, and be kept up-to-date.” Section 4 of the document states that the plan period relates to 2012 – 2032; however, as stated within the most up to date Local Development Scheme (2016 – 2019), the Preferred Options document was due to be released for consultation in January 2016, with the Local Plan expected to be adopted in March 2018. The Council has already slipped a few months against the timetable for production; and even if adopted in 2018 at the earliest, the overall Local Plan would have a lifetime of less than 15 years contrary to paragraph 157 of the NPPF. Our Client would recommend that the plan period be extended to 2033 or 2035 to ensure the Local Plan is drawn up over an appropriate time scale. An increase in the overall plan period would then require an amendment to numerous policies within the plan, including an amendment to the housing requirement to ensure the plan meets its objectively assessed needs over the plan period, which in turn would require the allocation of additional housing land. As drafted, the plan period is considered unsound and is not consistent with national policy and would not be effective in dealing with the plans requirements.	The Plan period 2012–2032 is 20 years and adoption is planned for 2018 when would have another 14 years to run. It is not considered necessary or proportionate review the plan evidence base to allow a further year and a further three years as suggested is not necessary. It is almost certain that the Plan will be reviewed before 2032.
Burnley Wildlife Conservation Forum	Introduction	1.3.2	Section 1 Introduction 1.3 'The Preferred Options Local Plan' on page 3 para 1.3.2's first bullet, 'Section 2 provides a concise geographic, economic and social portrait' has omitted 'environmental' which needs adding in order to be consistent with it being included in the last sentence of the last bullet and in page 4's para 1.4.3.	'Environmental' has been added to the text as suggested
Lancashire Wildlife Trust	Introduction	1.4 (Local Plan Context)	Reference is made on page 5 of the Preferred Options Document (July 2016) to the Local Enterprise Partnership (LEP) for Lancashire, but there is no references to the Local Nature Partnerships (LNPs) that cover Burnley, i.e. the Lancashire LNP and the South Pennines LNP.	Section 1 is intended only a brief introduction to the Local Plan and its context. It is not considered necessary to add reference to the LNPs here. The LNPs

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			Whilst the Lancashire LNP is not active at the moment, the South Pennines LNP is. Both LEPs and LNPs are statutory consultees, and both should be referenced in the Burnley Local Plan.	have been consulted on the Local Plan.

Section 2 – Spatial Portrait

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
National Trust	Spatial Portrait	2.6.12	<p>National Trust objects to the final bullet raised in the Issues and Challenges facing heritage, i.e. "Where necessary, balancing the care of the built heritage with the economic and social imperatives of the present".</p> <p>This approach is contrary to the pursuit of sustainable development as set out in the NPPF, especially in paras 7 to 9. Particular attention is drawn to the statement at para 8 that: "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system".</p> <p>Accordingly it is entirely inappropriate to 'balance' the care of the historic environment with economic and social imperatives; rather the approach should be one that finds ways whereby Burnley's heritage assets can be safeguarded and enhanced in a manner that will also secure economic and social benefits.</p> <p>Heritage led regeneration and promoting the role of heritage based tourism are both ways in which economic gains can be secured alongside the safeguarding and enhancement of the historic environment. In plan making such a strategic approach is advocated in the final bullet point of para 157 of the NPPF.</p>	<p>Whilst the comment and the content of the NPPF is noted, it remains a challenge on a practical level to balance these issues and as such it is a key issue for the plan and its policies to address. The words 'where necessary' have been removed.</p>
Cllr Cosima Towneley	Spatial Portrait	2.7 (Natural Environment)	<p>Key Issues & Challenges:</p> <ul style="list-style-type: none"> • Need for Bridleway provision and other formal sports, other than football, not acknowledged or provided for. • walking/cycling is written down – horse riding / equestrian use be added to make the statement fully inclusive and clear. 	<p>Whilst all sporting and leisure activities which support health and quality of life are important, it is not considered that this is a key issue in the context of this section.</p>
Burnley Wildlife Conservation Forum	Spatial Portrait	2.7.16 Local Nature Reserves	<p>Local Nature Reserves</p> <p>In the part of the Biodiversity section devoted to Local Nature Reserves, page 24 para 2.7.16 states 'the land area of LNRs in Burnley totals 8.27 ha.' However, the Natural Environment section devoted to LNRs, page 159 para 5.5.10, refers to Burnley's two LNRs (the Deerpond and Lowerhouse Lodges) totalling 12.3 hectares, referencing the figure used in Lancashire Wildlife Trust's 'Assessment of Community nominated LNR sites' 2008 report. For comparison, the Deerpond and Lowerhouse Lodges, both also being designated Biological</p>	<p>The total land area for LNRs has been revisited and is now consistently referenced within the relevant sections.</p> <p>For clarification, Lowerhouse Lodges LNR boundary is larger than that its BHS boundary and measures 10.12 ha. Deer Pond is 1.35ha. The total land area of LNRs is 11.47ha making a shortfall of 75.5ha when considered against Natural England's recommended target.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			Heritage Sites, their BHS areas are 1.3ha and 7.7 ha respectively, totalling 9ha. The correct hectare totals for each of the Deerpond and Lowerhouse Lodges LNRs need to be established and then totalled in order that the resultant shortfall LNR figure is accurate.	
Burnley Wildlife Conservation Forum	Spatial Portrait	Para 2.8.19	Sports and Leisure Facilities Regarding the Borough's most important angling waters listed, page 28 para 2.8.19, Lowerhouse Lodges, Cornfield and Swinden Reservoir need to be added.	The text has been amended accordingly.
Highways England	Spatial Portrait	Para 2.8.4	<p>The Strategic Road Network (SRN) in Burnley Consists of the M65 Motorway between Junction 8 and Junction 10. The M65 provides an east-west link through Lancashire. It is noted that the section from junction 10 to the M65's eastern terminus at junction 14 is operated and maintained by Lancashire County Council.</p> <p>It is stated in paragraph 2.8.4 of the Burnley Local Plan Preferred Options report that capacity is constrained on the M65, particularly on the junction approaches and on the eastbound carriageway between junctions 9 and 10. The M65 Corridor Study indicated that the morning and evening peaks are predicted to approach capacity throughout the assessment period up to 2025. The build out of the Plan's development aspirations is likely to increase traffic demand at these already constrained locations.</p> <p>There are some highway safety concerns for the M65. The Route Safety Report for the M65 indicates the number of collisions at Junction 8 and Junction 9 is sufficient to require further investigation. There have been fewer collisions at Junction 10 and it has not been recommended for further study. It is noted that the M65 Route Safety Report identifies that the percentage of collisions occurring at these three junctions is reducing, compared to the previous study period.</p> <p>The A56(T) also forms part of the SRN, however the only section that falls within Burnley is between the M65 Junction 8 and the junction with A679.</p> <p>The M65 Route Safety Report has identified a number of collision clusters. However, with the exception of the junction with the M65 which is discussed above, the remaining clusters are all situated beyond the Burnley border.</p>	The Council has been liaising with Highways England with regard to impacts on the SRN and has commissioned via LCC a updated Highways Impact Assessment with input from Highways England to support and inform the Plan and the IDP.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Canal & River Trust	Spatial Portrait	Section 2.7	Section 2 Spatial portrait and key issues We welcome that the Leeds & Liverpool Canal is fully referenced as Green Infrastructure within section 2.7 'Natural Environment'.	Support noted.
Lancashire Wildlife Trust	Spatial Portrait	Section 2.7	The Trust is pleased to see, and supports the inclusion of, section 2.7 on the Natural Environment, in particular the section on Biodiversity on page 24 and the references to the site of International significance, County Biological and Geodiversity Sites, Ecological Networks, and Local Nature Reserves.	Support noted.
Natural England	Spatial Portrait	Spatial Portrait	Natural Environment and Landscape Natural England welcomes the reference at to the National Character Areas, No. 35 Lancashire Valleys (2013) and No. 36 Southern Pennines (2012).	Support noted.

Section 3 - Vision and Objectives

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Junction Property Ltd.	Vision & Objectives	Vision	<p>The development strategy for Burnley should support and facilitate sufficient employment and housing growth across the Borough. This will be essential in maintaining and enhancing the Borough’s competitiveness as a key location for commerce and industry in what has become an increasingly competitive market.</p> <p>Our Client has the following objections to the Vision which would ensure greater consistency with the wider development strategy contained in the Preferred Options document and the NPPF.</p> <p>Paragraph 47 of the NPPF requires Local Plans to meet the full objectively assessed needs for market and affordable housing.</p> <p>The third paragraph of “The Vision” currently states that the Vision for Burnley is by 2032:</p> <p>“The borough is a desirable place to live offering a choice of affordable high quality homes as well as a diverse range of high quality employment opportunities.”</p> <p>The housing stock in Burnley currently comprises a high percentage of poor quality terraced housing. Whilst there is a need to replace this housing stock with affordable high quality homes, the Vision should also seek to rebalance the housing market encouraging more aspirational market housing including detached and semi-detached properties. This will allow Burnley to compete against wealthier housing markets nearby and stem out migration of more affluent residents.</p> <p>Our Client would recommend amending the wording to read as follows:</p> <p>“The borough is a desirable place to live offering a choice of high quality family , aspirational and affordable homes, rebalancing the Borough’s housing market , meeting the needs of residents and supporting economic growth.”</p> <p>As drafted the Vision is considered unsound because it has not been positively prepared. The important of delivering new housing in Burnley to support its job-led strategy is significantly understated. This needs to be explicitly stated as part of the Vision to ensure greater consistency with the wider development strategy.</p>	<p>The Vision is considered to reflect the points made by the respondent. Mentioning specific target groups such as families is considered too detailed a matter for the Vision but the word 'and' has been added as there are two separate but overlapping housing issues being addressed (quality and affordability) and the word 'aspirational' has also been added to strengthen this point. Objective 2 picks up this matter in more detail.</p>
Lancashire Wildlife Trust	Vision & Objectives	Vision	<p>Whilst there are Objectives for The Natural Environment in section 3.2, the Vision for Burnley in section 3.1, does not make reference to, or have a vision for, The Natural Environment. Objectives are required to deliver a vision, hence the vision should include the elements that the objectives are delivering.</p>	<p>The Vision does make reference to the Borough's attractive countryside, network of green spaces and seeks significant improvements to the quality of the environment. The words 'natural and built' have been added to make clear the</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
				contribution green spaces make to both.
Natural England	Vision & Objectives	Vision	Natural England recommends the vision for the Burnley Local Plan includes reference to the natural environment and landscape. Also that they will be protected, enhanced and maintained. Links to greenspaces are mentioned and this is welcomed, although it is suggested that green infrastructure is specifically referred to in the vision given the importance of it throughout the rest of the plan.	The phrase 'attractive countryside' is used in the Vision rather than landscape and whilst this could be added it is not considered it would materially alter the Vision or related Objectives and as such is not necessary. Green Infrastructure is more of a planning/technical term/concept and the language of the Vision is intended to be non-technical.
Home Builders Federation Ltd	Vision & Objectives	Vision	The HBF generally supports the vision and associated objectives.	Support noted
University of Central Lancashire	Vision & Objectives	Vision	UCLan support the vision of creating the borough as a hub of educational excellence and welcome the recognition of the University of Central Lancashire as part of this.	Support noted.
United Utilities Property Services	Vision & Objectives	Objective 1, 2 3	<p>We fully support Objective 1 'Delivering Sustainable Growth' through the building of homes close to services, employment and shops and in areas accessible by public transport. This objective is fully in accordance with the NPPF aims and objectives of creating sustainable development. We would also highlight that new housing can also help to support existing rural communities and aid the retention of rural services, shops and facilities to the benefit of existing and future residents. Therefore, we would also suggest that such reference should be included as a means of delivering sustainable development within Objective 1.</p> <p>We also fully support Objective 2 Population and Housing: 'To revitalise the housing market by encouraging a well-integrated mix of high quality, aspirational and affordable homes of different types and tenures to meet the needs of a wide range of households and support economic growth'.</p> <p>Currently within the Authority area there is a dominance of terraced properties as identified within the Council Strategic Housing Market Needs Assessment (May 2016) in comparison with other types. In order for the Council to achieve their vision for Burnley as a 'place of choice' a wider range of residential housing across various locations must be provided within the Authority to attract and retain a range of residents. To this end we also strongly support the various ways in which the Council identify that Objective 2 can be achieved by encouraging the range of housing mix to meet the needs of a wide range of households and support economic growth.</p> <p>In regards to economic development, we support Objective 3 Economy and Employment, creating an environment of prosperity, growth and entrepreneurship with a diverse business base', particularly in regards to developing Burnley Town Centre as a sub-regional centre.</p>	<p>Support for Objective 1 noted. The suggested additional text is considered unnecessary being too specific and detailed for this high level Objective.</p> <p>Support for Objectives 2 and 3 noted.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
University of Central Lancashire	Vision & Objectives	Objective 10	UCLan support the objective of establishing the borough as a centre of educational excellence. It is considered that this should be extended to include reference to retaining graduates within the borough.	Support noted. Whilst the retention of graduates, be they local residents educated at UCLan or elsewhere or graduates moving to learn or live and work in the borough, is very much in line with the Vision, it is not considered that this issue sits fully within Objective 10 as this objective focuses on educational infrastructure and opportunities. Other Objectives seek to provide the wider quality of life which will encourage and retain graduates.
Home Builders Federation Ltd	Vision & Objectives	Objective 2	The HBF generally supports the vision and associated objectives. Particular support is provided for objective 2 and the changes made since the Issues and Options consultation, which closely relate to our previous comments.	Support noted
Natural England	Vision & Objectives	Objectives	Objective: 5. To protect and enhance the borough's distinctive landscape character and high quality network of habitats and open spaces necessary for people and wildlife to thrive, is welcomed however it is recommended it is expanded to state the plan should protect and enhance habitats and species and help promote them as a key to sustainable development. Natural England recommends that this should be revised to reiterate the importance of the natural environment and include the commitment to protect, maintain and enhance. Natural England recommends the inclusion of a specific Green Infrastructure (GI) objective or at least incorporated within the natural environment objectives within the Local Plan; this would link well with the associated GI policy.	This change of wording is not considered necessary as the Objective as drafted is felt to cover these points adequately and succinctly without going into unnecessary detail about the particulars of the policy approach of the Plan.
National Trust	Vision & Objectives	Objectives	In most respects the Objectives are welcomed and supported. But as with the section on issues and challenges a less than positive approach is adopted to the historic environment with unwarranted caveats being included. The Objectives should to a degree be aspirational and at the same time should take a positive approach to the role of the historic environment and the wider benefits that it brings to Burnley's residents, employees and visitors – not least in making Burnley an attractive and distinctive place in which to live, work and invest. It is notable that phrases such as 'where possible' are introduced into Objective 8 but equally apply (or dis-apply) to all the Objectives. Suggested changes are set out below: "8 To ensure that the intrinsic qualities and character of the historic environment and its built heritage are protected, enhanced and promoted and that these assets are used positively to support regeneration and recreation and stimulate' pride of place'"	Support noted. Objective 8, unlike many of the other Objectives uses the word 'ensure' which is a strong intention and as such the words 'where possible' are considered necessary to recognise the limitations of the planning system

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Junction Property Ltd.	Vision & Objectives	Objectives	<p>To achieve the Council's Vision Section 3.2 of the Local Plan sets out eleven 'Strategic Objectives' relating to sustainable growth, population and housing, economy and employment, the natural environment, the built environment, accessibility, transport and other infrastructure and community involvement.</p> <p>In particular, Objective 2 seeks to revitalise the housing market by encouraging a well - integrated mix of high quality, aspirational and affordable homes of different types and tenures to meet the needs of a wide range of households and support economic growth.</p> <p>Our Client supports the Strategic Objectives, particularly Objective 2 as they are consistent with national policy, in particular the core principles outlined within paragraph 17 of the NPPF.</p>	Support noted
The Eshton Group	Vision & Objectives	Objectives	<p>It is an objective of the Local Authority that the Local Plan helps "to create an environment that supports economic prosperity, growth, entrepreneurship and a diverse business base".</p> <p>This statement is supported by The Eshton Group who recognise the opportunity that lies in front of the Council given its excellent position and connectivity to the wider areas. The Eshton Group are committed to bringing forward quality development which enhances the economic vitality and viability of Burnley as a whole.</p>	Support noted. The Council welcomes the commitment to bringing forward quality development within the borough.

Section 4 – Strategic Policies

To Follow

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Section 5.1 – Housing Policies (not including HS1 Housing Allocations)

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Home Builders Federation Ltd	Policies - Housing	HS2	<p>The HBF does not dispute the need for affordable housing, this is adequately demonstrated by the 2016 SHMA, and we support its provision where viable.</p> <p>The policy does not set out any specific target for affordable housing but rather suggests that it will be provided upon viability grounds on schemes of greater than 10 dwellings. The HBF does not support this policy stance and considers it unsound.</p> <p>Our key concern is that the policy provides no certainty for a developer to assess the investment potential of a site. The policy therefore places the delivery of housing at risk. The NPPF (paragraphs 17 and 154) state that local plan policies must be clear so that applicants know what they must do to submit an application that is likely to be approved, and decision-takers know how to react to that application. The NPPF is also clear (paragraph 174) that local plans must set out the burdens that will be placed upon the development industry. The policy clearly does not provide this.</p> <p>To provide a viable affordable housing target the Council will need to undertake a whole plan viability assessment, as described in paragraph 6.1.4 of the plan. This will need to consider the cumulative impacts of policy standards and burdens, including affordable housing. This should be provided prior to the next stage of consultation. Without this information the Council cannot justifiably set an affordable housing target or request affordable housing from sites.</p> <p>The policy also does not consider the potential implications of the impending introduction of Starter Homes. If a requirement is introduced by Government prior to the next stage of consultation this should be incorporated into the policy and viability evidence.</p>	<p>The Policy was written, as the text stated, before the Government's Starter Home intentions were made clear. This is still the case and the Government have recently altered their previously announced position and are consulting on further changes. The amended Plan text explains the difficulties this lack of certainty has created for plan-making. Whilst the the HBFs point made about having a set % is understood, the Council's experience and viability evidence confirms that this standardised approach just is not effective in Burnley. To set a specific % requirement and then to waive it consistently would not be sensible or give the certainty sought. Instead, a more nuanced approach is required which recognises the viability challenges sites may face and how in needing to seeking to diversify the housing offer and provide for more aspirational housing, an off site approach to affordable housing delivery may be preferred.</p> <p>The Council is intending to prepare an SPD on Planning Contributions where further detailed advice and information will be developed in consultation.</p>
Huntroyde Estate	Policies - Housing	HS2	<p>Section 3 of this policy setting out the types and percentages is too restrictive and the last 2 lines should therefore be removed. A mix of tenure types is acceptable but needs to be flexible to accommodate needs which over the plan period will undoubtedly change. Not justified, not effective, not consistent with national policy.</p>	<p>Section 3 of Policy H2 makes it clear that the tenure mix proposed is to be used as a guide. This is considered to gives applicants sufficient flexibility.</p>
Metacre Ltd.	Policies - Housing	HS2	<p>Criterion 3) of policy HS2 'Affordable Housing Provision' states that affordable housing should be 80% social rent and 20% intermediate. This is concerned too prescriptive as there are often occasions where flexibility is required in order to get Registered Social Landlords to take on respective affordable properties. The tenure of housing required may also change over the 20 year period of the Local Plan, or may differ on a site by site basis. The need for flexibility is all the more necessary given that Starter Homes have recently been introduced via the Housing and Planning Act 2016 and Regulations may soon be enacted which requires or permits them to form part of an affordable housing mix. The policy is therefore not positively prepared or justified as criterion 3 is</p>	<p>Section 3 of Policy H2 makes it clear that the tenure mix proposed is to be used as a guide. This is considered to gives applicants sufficient flexibility.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			too prescriptive, un-flexible and unnecessary. It should be deleted as a reasonable alternative would be to allow the tenure of affordable housing to be considered on a site by site basis.	
Junction Property Ltd.	Policies - Housing	HS2	<p>Our Client accepts that whilst Burnley is in theory an affordable place to live, the quality of some of the older private sector stock at the lower or modest incomes is poor and can present challenges for those on modest incomes. There is therefore a need to provide new affordable housing within the Borough.</p> <p>Whilst the Council is committed to providing affordable housing, they recognise due to viability considerations, the approach of requiring developers to contribute monies through Section 106 Agreement for off-site provision has rarely been successful.</p> <p>Our Client supports the principle of delivering affordable housing for developments of over 10 dwellings, on a site by site basis, as it provides flexibility to adapt to changes market signals. The policy also allows developers the opportunity to provide an off-site contribution if required. This might be appropriate when the Council have requested other local infrastructure to be delivered on the site or alternatively, if there is a low affordable housing demand in a particular settlement. It is crucial that the economic viability of any scheme is taken into account when agreeing the amount of affordable housing to be provided on site.</p>	Comment noted.
Junction Property Ltd.	Policies - Housing	HS3	<p>Density</p> <p>Paragraph 47 of the NPPF allows local planning authorities to set out their own approach to housing density to reflect local circumstances. Part 1 of Policy HS3 requires new development to make efficient use of land and be built at a density appropriate to its location and setting.</p> <p>Part 2 of the policy requires residential development within Burnley to achieve a minimum density of 25 dwellings per annum. Part 3 of the policy requires higher densities of at least 40/50 dwellings per annum within or close to the town and district centres.</p> <p>Whilst the Council are allowed to set their own approach to housing density, requiring a generic density does not take into account the character of different surrounding area and the physical, ecological or landscape constraints of individual sites that prevent the site from delivering this housing density. A density standard presents an onerous requirement on applicants at a time when the Council should be actively encouraging new development.</p> <p>As drafted Parts 2 and 3 of the policy are ineffective and inconsistent with national policy. To create greater flexibility the wording of the policy should be amended as follows:</p> <p>“New housing should make efficient use of land and be built at a density appropriate to its location and setting. As a guide, development should seek to achieve 25 dph (dwellings per hectare net) and up to 50 dph in highly accessible locations. In more sensitive locations the priority will be to develop</p>	<p>The minimum densities set out in the policy are very much lower than historically in Burnley and balance the need to ensure the efficient use of land with the need to increase housing quality and choice and meet the other relevant policy requirements.</p> <p>The wording has been amended to refer to gross rather than net densities and a 40 dph (rather than 40/50) minimum in clause 3).</p> <p>The policy as worded is considered sufficiently flexible to take account of site characteristics and marketability.</p> <p>Density expectations for specific allocations are set out in Policy HS1 through indicative numbers.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>at a density that reflects the surrounding form and layout.”</p> <p>Mix</p> <p>To deliver a wide choice of high quality homes, paragraph 50 of the NPPF requires local planning authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>The policy states that all housing schemes should consider a mix of housing types using indicative proportions outlined within the policy. The policy goes on to state that the precise mix should be informed by the sites size, characteristics, context and townscape and likely marketability of the dwellings.</p> <p>Our Client supports the need to deliver a mix of house types within Burnley. Our Client recognises that the Borough has an oversupply of high density housing, particularly, poor quality two bed terraced housing and there is a need for larger family homes, including semi-detached and detached properties. However, the need to diversify the existing housing stock is understated within the wording of the policy and does not reflect the Council’s Vision and Objectives.</p> <p>Our Client suggests that the wording of Part 4 of policy is amended as follows:</p> <p>“The types and sizes of new dwellings to be provided should help to diversify the existing housing stock and achieve a better, more balanced mix of dwellings in the borough. This includes the provision of higher value homes. All housing schemes should consider a mix of housing types using indicative proportions set out in the table below. The precise mix should be informed by the following site specific considerations:</p> <p>Its size; Its characteristics; Its context and townscape setting; and The likely marketability of the dwelling.”</p>	
Huntroyde Estate	Policies - Housing	HS3	<p>The density figures shown do not seem to be justified by the supporting text. The policy needs to have the flexibility to deal with individual site constraints when setting density levels. Parts 2 and 3 should be removed as not consistent with national policy. As the borough has a high proportion of terraced homes then to secure a wider mix is recognised.</p>	<p>The minimum densities set out in the policy are very much lower than historically in Burnley and balance the need to ensure the efficient use of land with the need to increase housing quality and choice and meet the other relevant policy requirements.</p> <p>The wording has been amended to refer to gross rather than net densities and a 40 dph (rather</p>

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				<p>than 40/50) minimum in clause 3).</p> <p>The policy as worded is considered sufficiently flexible to take account of site characteristics and marketability.</p> <p>Density expectations for specific allocations are set out in Policy HS1 through indicative numbers.</p>
H F Eccles & Sons	Policies - Housing	HS3	<p>Policy HS3: Housing Density and Mix</p> <p>5.7. There is support for the acknowledgement from the Council that there is a need for aspirational housing (paragraph 5.1.19 of the Preferred Options Local Plan) in Burnley. Paragraph 5.1.24 (Preferred Options Local Plan) refers to the findings of the Strategic Housing Market Assessment 2016 in that there is a need to move away from terraced properties within Burnley and ensure there is an offer of “larger, more aspirational detached and semi-detached dwellings”. Ensuring there is a mix of housing to meet the different needs of the community is a requirement of the NPPF (paragraph 50).</p> <p>5.8. The Brownside Road and Butcher Farm sites are ideally placed to deliver a mix of good quality family housing and provide an opportunity for Burnley to deliver the aspirational housing it is seeking.</p> <p>5.9. It is important that the draft policy does not impose specific densities to be achieved by new housing schemes. There should be sufficient flexibility for sites to be delivered at densities that take account of size, location, surrounding characteristics and local need/demand. Similarly, the housing mix should only be a suggestion or a guide and not be imposed.</p> <p>5.10. Schemes will need to ensure that the housing provided meets local need and demand.</p>	<p>The minimum densities set out in the policy are very much lower than historically in Burnley and balance the need to ensure the efficient use of land with the need to increase housing quality and choice and meet the other relevant policy requirements.</p> <p>The wording has been amended to refer to gross rather than net densities and a 40 dph (rather than 40/50) minimum in clause 3).</p> <p>The Policy as worded is considered sufficiently flexible to take account of site characteristics and marketability.</p> <p>With regard to housing mix, improving quality and choice is a fundamental part of the whole plan strategy and has informed the choice of housing allocations.</p> <p>Density expectations for specific allocations are set out in Policy HS1 through indicative numbers; and housing mix requirements for these specific allocations are also set out in Policy HS1.</p>
Metacre Ltd.	Policies - Housing	HS3	<p>Criterion 4) of policy HS3 ‘Housing Density and Mix’ refers to residential schemes comprising 20% detached 3 or more bedroom dwellings, 35% semi-detached 2-4 bedroom dwellings; 15% terraced 2-3 bedroom dwellings; 20% bungalows / accessible flats with 1 to 3 bedrooms, and 10% other 1 to 2 bedroom flats.</p> <p>The appropriate mix of dwellings for a site is dependent on a variety of factors, including the size of</p>	<p>The minimum densities set out in the policy are very much lower than historically in Burnley and balance the need to ensure the efficient use of land with the need to increase housing quality and choice and meet the other relevant policy requirements.</p>

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			<p>the site, the location and character of the site and surrounding area, the particular market in the location of the site and viability matters etc. It simply isn't appropriate, possible or even necessary to try and identify a dwelling mix to be applied to all residential development in the whole of the Borough for the 20 year Plan period.</p> <p>The policy is therefore not positively prepared or justified as criterion 3 is too prescriptive, un-flexible and unnecessary. It should be deleted as a reasonable alternative would be to allow the dwelling mix to be considered on a site by site basis.</p>	<p>The wording has been amended to refer to gross rather than net densities and a 40 dph (rather than 40/50) minimum in clause 3).</p> <p>The Policy as worded is considered sufficiently flexible to take account of site characteristics and marketability.</p> <p>With regard to housing mix, improving quality and choice is a fundamental part of the whole plan strategy and has informed the choice of housing allocations.</p> <p>Density expectations for specific allocations are set out in Policy HS1 through indicative numbers; and housing mix requirements for these specific allocations are also set out in Policy HS1.</p>
Rossendale Road Urban Plan Residents	Policies - Housing	HS3	<p>Density</p> <p>A sustainable development requires around 40 houses per hectare to support public transportation and facilities like shops and schools. However, the average density on brownfield sites is currently 28 houses per hectare (it's 22 on greenfield sites). That means the real need is for greater-density, mixed use sites, where houses, shops and business can co-exist, and there remains room for urban greenspace, in order for a community to be properly sustainable. Burnley has a policy of 25 dpa for Rural areas and 30 dpa for Urban areas.</p> <p>In the Gorbals area of Glasgow, a 1990 development with 64 houses per hectare used mainly three storey terrace houses and four storey flats, some with shops on the ground floor and offices above. The streets were well-defined, and park space, and roads separated from pavements by a barrier of trees. The development had buses connecting with underground and suburban rail services. It's proved so successful that there have been attempts to reproduce it in Manchester, Leeds and London.</p> <p>If Burnley made their urban sites sustainable, and met the criteria for Rural sites, then there would be a reduction in land need of 33 hectares [Preferred Options Local Plan Trajectory Table included]</p> <p>The housing allocations for the above sites are NOT all within the 25-30 dpa.</p>	<p>The densities achieved on the proposed allocations take account of site characteristics and constraints and as such may differ from the minimum densities set out in Policy H3. However, the densities set out for the proposed allocations are all intended to balance the need to ensure the efficient use of land with the need to increase housing quality and choice and deliver and meet the other relevant policy requirements e.g. on mix, landscaping SUDS etc.</p> <p>It is not clear where the density figures quoted in the comments have come from and the examples given may not be appropriate for many sites in Burnley, but the point about achieving higher density and mixed use developments in more central locations is well made. The Plan's brownfield allocations in more central area do propose higher densities.</p>

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			<p>If the minimum is 25 dpa then there would be a saving of 14 hectares of land needed If the Urban areas dpa were 40 then there would be a further saving of 19 hectares.</p> <p>A total saving of 33 hectares could be achieved by re-assessing the density in line with the 'sustainable development' strategy.</p> <p>We therefore conclude that 103 hectares of land is excessive and this should be reduced to 70 hectares. This would have a massive impact on the need to move the Urban Boundary, reducing the need by 33 hectares. The areas we are objecting to are less than 9 hectares and could therefore easily be removed from the Urban Boundary extension proposal.</p>	
James Pollard and Sons (Worsthorne) Ltd	Policies - Housing	HS3	<p>We object to Policy HS3: Housing Density and Mix, which we consider to be an unnecessarily prescriptive policy that could seriously hinder the delivery of housing sites and put developers off investing in the Borough. Part one of the policy should be sufficient to direct design of new housing schemes, with the remainder of the policy being indicative only, if necessary.</p>	<p>The minimum densities set out in the policy are very much lower than historically in Burnley and balance the need to ensure the efficient use of land with the need to increase housing quality and choice and meet the other relevant policy requirements .</p> <p>The wording has been amended to refer to gross rather than net densities and a 40 dph (rather than 40/50) minimum in clause 3).</p> <p>The Policy as worded is considered sufficiently flexible to take account of site characteristics and marketability.</p> <p>With regard to housing mix, improving quality and choice is a fundamental part of the whole plan strategy and has informed the choice of housing allocations.</p> <p>Density expectations for specific allocations are set out in Policy HS1 through indicative numbers; and housing mix requirements for these specific allocations are also set out in Policy HS1.</p>
Home Builders Federation Ltd	Policies - Housing	HS4	<p>The plan proposes to place a significant number of space requirements upon housing developments. These include the internal space standard, open space standards, accessibility standards, density and mix policies and within part 3 of this policy separation distances. Whilst the HBF does not dispute the need for adequate separation between properties the cumulative impact of all of the proposed standards will require consideration to ensure that there are no internal conflicts within the plan and that policy compliant sites can be delivered. It should also be noted that the topography of Burnley may make variation upon these distances appropriate in certain instances.</p>	<p>The Plan does not propose to require the optional national internal space standard.</p> <p>The Proposed Accessibility Standard only relates to 20% of units on schemes of over 10 units, or, if chosen as one way of helping to meeting the higher sustainability standards for greenfield</p>

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			<p>Part 4 requires 20% of dwellings in schemes of more than 10 to meet optional Building Regulation Part M4(2). The PPG (ID 56-007) identifies that to introduce the optional standard the Council should consider the following;</p> <ul style="list-style-type: none"> - the likely future need for housing for older and disabled people (including wheelchair user dwellings). - size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example - retirement homes, sheltered homes or care homes). - the accessibility and adaptability of existing housing stock. - how needs vary across different housing tenures. - the overall impact on viability. <p>Whilst the SHMA does provide some of the evidence required to introduce the optional standard significant elements are missing, not least the overall impact upon viability. The HBF wish to hold our position upon the introduction of the optional standard until all of the relevant evidence is available.</p>	<p>sites under Policy SP4 it would apply to the whole scheme.</p> <p>The open spaces standards are largely in line with the tried and tested approach of the saved Local Plan.</p> <p>The density policy HS3 is considered to be acceptable as a minima.</p> <p>The mix requirements of HS4 are flexible; but on greenfield sites which have specifically been supported for allocation because of the greater quality and choice they provide, certain minimum percentages will be insisted upon and this approach is considered to be fully justified. Meeting the needs and demands for housing, which they plan is required to do, is not just about the quantity of housing provided.</p> <p>The implications of the combined Local Plan policies on viability has been the subject of detailed assessment as part of the Plan's evidence base (Plan Viability Assessment March 2017). Where viability considerations mean that the meeting of policy requirements is not possible, then the Council would need to decide whether the development in question could be supported when assessed against the Local Plan as a whole.</p> <p>Schemes would always be considered on their merits against all relevant policy requirements and the benefits they offer.</p>
Huntroyde Estate	Policies - Housing	HS4	<p>Section 5 sub paras b) and c) refer to payment of commuted sums for offsite POS in lieu of onsite provision. Whilst this flexibility is welcomed it should not lead to undermining the viability of a scheme. Also the Council have not indicated evidence of a set formula for calculating such contributions without this the policy is not effective.</p> <p>Section 8 of this policy is not justified and not consistent with national policy in regard to smaller</p>	<p>The implications of the combined Local Plan policies on viability has been the subject of detailed assessment as part of the Plan's evidence base (Plan Viability Assessment March 2017).</p>

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			sites where such contributions could undermine viability and thus site deliverability. Section 8 should only apply to the largest sites.	<p>Policy IC4 states that where contributions are requested or unilaterally proposed and the viability of development proposals is in question, applicants should provide viability evidence through an 'open book' approach to allow for the proper review of evidence submitted and for reason of transparency. Where viability considerations mean that the provision of infrastructure (either directly by a developer or through contributions towards its provision) or the meeting of other policy requirements is not possible then the Council would need to decide whether the development in question could be supported.</p> <p>The Council is intending to prepare an SPD on Planning Contributions where further detailed advice and information will be developed, in consultation</p>
James Pollard and Sons (Worsthorne) Ltd	Policies - Housing	HS4	Policy HS4 part 2 is incredibly prescriptive of the requirements of planning applications. The Local Plan is not the correct vehicle for these matters, which should be included within a validation checklist.	<p>It is not considered that HS4 2) is unduly prescriptive. Larger developments should be properly phased for the reasons set out in the policy - this can be done at outline or reserved matters stage. The Policy does not propose to restrict preferred phasing providing each phase is delivered in a safe and sensible manner. Larger schemes which can be built out over many years can result in unacceptable living conditions for early occupants and neighbours if not properly managed; or worse still if development stalls.</p> <p>The Policy clause in question has now been amended to require this only for schemes of over 50 dwellings</p>
Junction Property Ltd.	Policies - Housing	HS4	<p>Policy HS4 set out a series of additional design criteria specific to residential development.</p> <p>Residential Amenity Part 2 of the policy requires planning applications for 'larger schemes' to include a phasing plan which should include details of the proposed phasing, temporary works and security measures</p>	The Policy does not propose to restrict a developers preferred phasing providing each phase is delivered in a safe and sensible manner. The phasing plan could be submitted at outline or reserved matters stage.

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			<p>which should demonstrate an acceptable standard of development and amenity for early residents and existing residents. As drafted, neither the policy nor supporting text defines a threshold for what constitutes a 'larger scheme'.</p> <p>Notwithstanding this, whilst there is a need to protect the amenity of existing residents, this level of detail is not always available at the time of submission, especially for outline applications or in situations when the applicant will not be the company/person developing a site. The Council should be actively encouraging development without delay, as drafted Part 2 requires a level of detail that has the potential to slow down the application process. Our Client would suggest that this detail is secured via condition rather than planning policy to reduce the policy burden on the applicant.</p> <p>Lifetime Homes Part 4 of Policy HS4 requires 20% of dwellings on development over 10 dwellings should be designed to be adaptable to support the changing needs of occupiers over the lifetime, complying with the optional technical standards at Part M4(2) of the Building Regulations.</p> <p>The Council should be actively encouraging new development without delay, particularly given the need to deliver significant new family and affordable housing. Dependent on the scale of the development, Lifetime Homes Standards can add £545 to £1,165 to the cost of a dwelling. This alone can prohibit the deliverability of a scheme, restrict sustainable development and create a shortfall in the overall housing supply.</p> <p>Accordingly, there is no justification for the need to deliver Lifetime Home. There is no evidence that Lifetime Homes actual help to meet the long -term needs of the older population. In our experience, Lifetime Homes can even deter potential purchasers, as these standards can require a different utilisation of floorspace (for example an over - sized room downstairs for a toilet).</p> <p>This comparative increase in size is not usually reflected in sales revenue. The net result is a reduction in revenue as build costs increase; sales revenue remains static and the quantity of housing delivered decreases. This issue does not appear to have been addressed within the assumptions made. Accordingly, it is our Clients consideration that Part 4 of the Policy imposes unnecessary requirements on applicants as drafted; it is not justified by evidence, and objects.</p> <p>Open Space and Pla y Provision in New Housing Development s Part 5 of the Policy requires proposals for 50 dwellings or more will be expec ted to incorporate recreational public open space to a minimum standard of 0.3 hectares per 50 dwellings or a proportion thereof, in accordance with the Fields in Trust of 2.4 hectares per 1,000 population; or in exceptionally, provide or pay a contributio n in lieu of part or all of the open space provision for the creation and benefit of existing public open space nearby. As part of this overall space requirement, Part 6 requires developments comprising main family homes to provide 0.09ha of equipped child</p>	<p>As pointed out, there was no specific definition of what constitutes 'larger schemes' for the purpose of this policy and this was deliberate. This phasing plan requirement would only be relevant to schemes which are likely to be built out over a number of years and would also depend on the proposed dwelling types e.g. it would not normally be necessary for schemes or flats. However, the Policy has been amended to require this only for schemes of over 50 dwellings to give greater clarity.</p>

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			<p>ren's play space per 50 dwellings, or proportion thereafter.</p> <p>In accordance with paragraph 73 of the NPPF the Council needs to undertake a robust and up-to-date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.</p> <p>Neither the policy nor supporting text is clear as to whether the Council has an up-to-date evidence base. It appears the requirements set out in Parts 5 and 6 of Policy HS4</p>	
Metacre Ltd.	Policies - Housing	HS4	Policy HS4 'Housing Developments' states that for schemes over 10 dwellings 20% of the houses should be to lifetime homes standard. This is considered unjustified. If national policy considered it necessary for residential development to have to meet this standard in order to be found acceptable then it would state so. The policy is therefore placing unnecessary and onerous requirements on new development.	National policy makes clear the plans can introduce this standard where it is justified by evidence. That is what these optional standards were introduced for. There is considered to be strong evidence in Burnley including as set out in the SHMA that there is not only an issues with an ageing population, as elsewhere, but the borough's residents have poorer health outcomes. The nature and choice of housing (i.e. a high proportion of smaller pre-war terraced homes which are particularly difficult to adapt) can be a particular issue in helping people stay for as long as possible in their own homes.
H F Eccles & Sons	Policies - Housing	HS4	<p>5.11. With regards to public open space provision (POS), there is support that the policy is drafted to allow smaller schemes to make a financial contribution to improve areas of POS in the vicinity rather than insisting this is provided on-site. It is important that site specific circumstances and constraints are considered in determining how best to make provision for POS and the policy wording needs to reflect this.</p> <p>5.12. If a financial contribution towards off-site POS is to be provided in-lieu of on-site provision, policy needs to be flexible to take account of scheme viability to ensure that the proposal remains deliverable.</p>	Comment noted.
Cllr Cosima Towneley	Policies - Housing	HS7	<ul style="list-style-type: none"> Considering the small number of pitches - is such a site truly necessary or viable? It would appear difficult to define 'travelling'. Does this relate to people using the site whilst schooling children, in which case does this relate to staying on site for the school term, year or years. Those remaining on site for a period longer than a few months or for a specific reason - education - are surely not classed as travelling and so resources put in to this area could be better used housing local Burnley families. 	<p>National Policy set out in the Government's 2015 'Planning Policy for Traveller Sites', requires Councils to meet the assessed Gypsy, Traveller and Travelling Showpeople for pitches and plots.</p> <p>The 2012 Burnley and Pendle GTAA and its 2016 Addendum identifies the need for 5 Gypsy and</p>

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			<ul style="list-style-type: none"> • The siting of a Traveller facilities in the vicinity of a Biological Heritage site and in the heart of the ecological network for woodland & grassland would seem to be encouraging friction between the settled and travelling communities. • Whilst acknowledging proper facilities will be available on site, it is a truth that such sites invariably become eye sores and a source of local friction. What courses of action are to be deployed to prevent these problems. • As there is little need for the development of such a site would it not be better to incorporate the small number of Travellers into empty houses than creating a 'getto'. Integration in this way would, of course, present its own problems! 	<p>Traveller pitches and the Council must provide for this need in the Local Plan.</p> <p>National policy defines Gypsies and Travellers as 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'</p> <p>Whilst the Council has assessed through the GTAA whether people meet this definition, it is not open to the Council to say that those who do and who want a pitch should not have their needs provided for .</p> <p>Policy HS9 ensure occupants have a local connection to qualify for a pitch on the site.</p> <p>Contrary to concerns about location, it is felt that a site can offer the right mix of community integration and privacy / screening, and its location is sustainable.</p> <p>The Policy HS7 requirement an ecological survey to support any planning application to identify and address ecology issues and requires hard and soft landscaping and screening to be considered.</p>
Mr John Nottingham	Policies - Housing	HS7	<p>SUPPORT FOR DRAFT POLICIES HS7 AND HS8 – GYPSY AND TRAVELLER SITE ALLOCATIONS AND GYPSY AND TRAVELLER SITE CRITERIA</p> <p>I refer to the above Preferred Options consultation and write to express support for Draft Policies HS7 and HS8 on behalf of our client. The preferred strategy promotes sustainable development that is in line with current guidance contained within the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (2015). Further detail is provided below in relation to each of the draft policies.</p>	<p>Support for the allocation in HS7 noted. The site referred to at Spa Wood Farm is not unauthorised. This site has an lawful use as a residential caravan site for up to 6 households residing there.</p>

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			<p>An assessment of all the suggested gypsy and traveller site allocations was submitted to the Environment and Policy department in May 2015. A copy of this report is enclosed for your reference, which ranked the sites in order of their sustainability when assessed against the NPPF and Planning Policy for Traveller Sites document. In particular the report identified the very poor suitability of an unauthorised site at Spa Wood Farm, by virtue of the:</p> <ul style="list-style-type: none"> - Isolation from the main urban area that would lead to the segregation of the Gypsy and Traveller community from other people living in Burnley; - Distance from local services and public transport links that would not promote sustainable patterns of development; - Poor accessibility via Billington Road, an unadopted dirt track which serves local rural businesses. Beyond the industrial estate, it is single-track, heavily pot-holed, liable to flooding and falls within a number of different ownerships. Crucially, it does not provide suitable access for the emergency services; - Insufficient capacity to drain foul water from the site, which is not connected to a mains sewer; and - High risk of surface water flooding. <p>I am very heartened to see that the Council has stated a Preferred Option for the allocation of Oswald Street, Burnley, as the most appropriate site for gypsy and traveller use. Of the five sites under consideration, Oswald Street offers the most sustainable and integrated site, accessible for schools, shops, community services, employment and public transport. This reflects the spirit of prevailing national planning policies and guidance.</p> <p>Whilst the preferred allocation of Oswald Street may provoke some opposition from the existing residential community, it is apparent that the assessment by Burnley Borough Council has been made on robust planning grounds. In anticipation of what may be a controversial proposal, I would like to reiterate that Spa Wood Farm remains a totally inappropriate option which should not be reconsidered in the event of local opposition. Full support is offered for the approach taken by Burnley Borough Council towards the allocation of sites for gypsy and traveller use.</p> <p>[Additional file attached]</p>	
Pennine Lancashire Community	Policies - Housing	HS7	Re EMP1/14 Stoneyholme Gas Works we welcome this overall development but would suggest the following actions:	Comment noted. The local community has had the opportunity to comment on the site proposal at Preferred Options consultation stage

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Farm			<ul style="list-style-type: none"> • More specific and diverse consultation is required with the local community prior to any development of traveller's site. • Re-investigate the possibility of development of community orchard / forestry area in respect to the interconnected associated land. 	<p>when a drop in session in Stoneyholme. Should a planning proposal come forward, people would have an opportunity to comment on the detail of ay proposal at that stage.</p> <p>The land to the north of the gasholder site is Green Belt and subject to the landowners agreement could be developed, a community orchard or woodland could be developed.</p>
Mr John Nottingham	Policies - Housing	HS8	<p>SUPPORT FOR DRAFT POLICIES HS7 AND HS8 – GYPSY AND TRAVELLER SITE ALLOCATIONS AND GYPSY AND TRAVELLER SITE CRITERIA</p> <p>I refer to the above Preferred Options consultation and write to express support for Draft Policies HS7 and HS8. The preferred strategy promotes sustainable development that is in line with current guidance contained within the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (2015). Further detail is provided below in relation to each of the draft policies.</p> <p>Support is equally offered in relation to Draft Policy HS8, which sets out criteria for the assessment of further provision of transit and permanent pitches for gypsy and traveller use; although it is suggested that a minor alteration is required to improve the effectiveness in dealing with retrospective applications for unauthorised development.</p> <p>The criteria set out for assessing proposals under Parts 1 and 2 of Policy HS8 clearly reflect current national policies and guidance. Through its implementation, future proposed developments would be focused towards locations that promote co-existing communities and where capacity exists in terms of local infrastructure, access and utilities. The Policy furthermore currently acknowledges the sensitivity of the land use by deterring development from areas that are in Flood Zones 3a, 3b or 2, as well as locations that are susceptible to problems of drainage and surface water flooding. These issues are fundamental to Policy B within the Government's Planning Policy for Traveller Sites document (2015) and also the consideration of sites against the three strands of sustainability (economic, social and environmental) at Paragraph 7 of the NPPF.</p> <p>Part 1 of the Draft Policy currently states that the criteria will apply where there is an identified need for further provision of transit and permanent pitches. Unless a need has specifically been identified through subsequent updates to the Gypsy, Traveller and Travelling Showpeople's Accommodation Assessment (GTAA), JWPC seek for amendments which places the onus on the Applicant to demonstrate a need through the provision of evidence. It should be proven within any application that capacity does not exist within allocated (or any other authorised sites), before an assessment is made against the criteria within the Policy.</p>	<p>National policy requires the Council to assess need. Whilst this has until recently been done through a separate GTAA, in future this will be included in the Council's SHMA where the needs and demand of all communities are assessed. If the need identified by the Council (having been tested through the Local Plan Examination) has been provided for in full for at least the first 5 years and kept up to date, the onus would then fall on the applicant to demonstrate newly arising need which could not be met on existing or allocated sites. The change suggested is not therefore considered appropriate.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>JWPC therefore suggest an addition below the Criteria at Part 2 of the Policy to the effect of:</p> <p>Where a future need for the further provision of transit and permanent pitches for the Gypsy or Traveller use, or plots for Travelling Showpeople is claimed, this must be conclusively demonstrated by the Applicant through evidence.</p> <p>The alterations to the Policy will help Burnley Borough Council to achieve a greater understanding of the actual level of need over the period of the emerging Local Plan. Moreover, the requirement for specific evidence of need will help the Council to effectively determine retrospective applications and where necessary, pursue enforcement against unauthorised developments.</p> <p>It is trusted that the above support and recommendations will be attributed material weight in continuing to move forward with the Local Plan. I shall look forward to hearing of the Council's progress towards the Publication version of the Local Plan. However, please do not hesitate to contact me if you need to discuss the content of this letter.</p>	
Lancashire Wildlife Trust	Policies - Housing	HS8	<p>The Trust is pleased to see, and supports the inclusion of the following criteria in Policy HS8:</p> <p>1.h. The proposal does not have an adverse impact on a locally important nature conservation site in accordance with Policy NE1.</p> <p>2.c. The development of new Gypsy or Traveller sites will not be permitted "Within or adversely affecting an SSSI/SAC/SPA).</p>	Support noted.

Section 5.2 – Economy and Employment (not including EMP1 Employment Allocations)

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
NFU North West	Policies - Employment	EMP5	The NFU welcomes policies that facilitate rural development and diversification that help farmers remain competitive, meet regulations, scheme compliance and standards and to keep the farm business viable.	Support noted. Whilst the comment did not specifically refer to Policy EMP5 this policy addresses the point made.
Lancashire Wildlife Trust	Policies - Employment	EMP5	Policy EMP5: Rural Business & Diversification does not mention the need to conserve and enhance biodiversity, and to ensure that there are net gains in nature, as required by the NPPF.	The Local Plan should be read as a whole and Policy NE1 is the primary policy for seeking to conserve and enhance biodiversity and it is not considered necessary to repeat the requirements in Policy EMP5. Repetition can weaken rather than strengthen policies.
Mr Barrie Sharpley	Policies - Employment	EMP5	As part of the South Pennine Moors and the local rural economy (p. 128), emerging businesses include café's and B&B's indicating the opportunities for attracting more visitors to the area for unique experiences. [Worsethorpe and Brownside are the areas referred to]	Noted. It is not considered that specific business uses need to be referenced in the policy.
Cllr Cosima Towneley	Policies - Employment	EMP6	Access Provision. - It has been noticeable that in several cases where a rural building(s) has/have been divided that a new driveway has been added at a later date. There is no provision in the present policy to prevent further urbanisation to the countryside by the prohibition of the creation of these alternative entrances. Driveway/Entrance lighting of Converted Rural Buildings - Light pollution from the conversion of Rural buildings adds considerably to the urbanisation of the Green belt and wider countryside. The deployment of Policy EMP7: Equestrian Development across the gamut of rural development would make this particular policy more equitable and enforceable.	Councillor Towneley's concern about the potential suburbanising effect of the conversion of rural building on rural landscape is shared. Any layout and design issues for new developments in rural areas will be assessed against Policy SP5: Development Quality and Sustainability and, where they involve the conversion of rural buildings also Policy EMP6. This Policy allows consideration of the impact of ancillary buildings and works and the character if the countryside side can be further protected by appropriately defining new residential curtilages and /or withdrawing permitted development rights. In terms of policy EMP7, this policy is applicable across the borough, not just in rural areas and is therefore not just included within a rural section of the Local Plan. In respect of light pollution, Policy NE5 requires development proposals as appropriate to their nature and scale, to demonstrate that environmental risks have been evaluated and appropriate measures have been taken to minimise the risks of adverse impacts to air, land and water quality, whilst assessing vibration, heat, energy, light and noise pollution.

Section 5.3 – Town Centre, Retail and Leisure

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Burnley, Pendle and Rossendale Green Party	Policies - Town Centres, Retail and Leisure	General	<p>Retail</p> <p>Burnley, Pendle and Rossendale Green Party is supportive of investment in Burnley town centre. The creation and maintenance to the highest standards of public space at the hearts of Burnley and Padiham are indeed essential elements of the towns' social and commercial offers. We believe the Plan is a missed opportunity to go further.</p> <p>The Plan, in referring to retail and business areas appears to be entirely centred around and indeed biased towards, the traditional zoning of high value retail frontages with no particular attention paid to a diversifying use of town centre space. The next 20 years are not about to see a sudden re-energizing of town centre high street shopping trends and Burnley should lead the way in recognizing this – as other nearby towns have done.</p> <p>Currently the Plan will do nothing beyond continuing to court chain retail and food outlets which, if successful, would only create another identikit town centre offer with rows of chain stores damaging what is an exceptional collection of well-preserved Victorian buildings.</p> <p>The Plan needs to be flexible here. An urban renaissance whereby underused car parks in the centre become pocket parks, micro food growing projects are run by residents, independent retailers open and outdoor markets flourish is far more likely to deliver a more attractive, unique, green and pleasant retail environment that draws in local residents and tourism.</p> <p>Diversifying retail space to attract small creative businesses will require new progressive policies written by those businesses themselves, who need to be encouraged into the process now. Current footfall in the town is limited and does not attract many visitors. The reliance on private cars means many of those living in the borough are simply able to drive to a more attractive retail district.</p> <p>Without a unique 'Burnley' offer of public art projects, events, markets and meanwhile spaces for popular pop-up activities the town centre will continue to look like every other declining town centre. It is simply not enough to add little more than a footnote suggesting alternative shopping spaces can be limited to Padiham.</p> <p>The Plans contradictions around office space provision are stark – providing an expanded business park at Burnley Bridge will only serve to exacerbate the drain of office demand away from the traditional town centre, creating yet more vehicle traffic and an even</p>	

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			smaller town centre retail footfall.	
Royal Mail - Burnley	Policies - Town Centres, Retail and Leisure	TC2	<p>Town Centre Policies</p> <p>The protection of existing operations and amenity is a crucial issue for Royal Mail, particularly where there is potential for sanctions to be placed upon them when uses of a sensitive nature are introduced in close proximity to their existing Delivery Offices. For example, due to the nature of their delivery requirements and targets, Delivery Offices are operating early mornings and often late evenings, generating large volumes of vehicular movements and associated mail sorting and loading activity, all of which result in noise, light and other associated impacts that are not expected to be experienced in a residential environment.</p> <p>The issue of neighbouring land uses and their compatibility, including potential environmental / amenity impacts is therefore fundamental to the Royal Mail, particularly where Local Planning Authorities are assessing the suitability of future land use allocations and development sites. This particular issue is clearly recognised within the National Planning Policy Framework (NPPF) at paragraphs 123 and 109. These paragraphs support the protection of existing businesses and their operations, and paragraph 123 in particular states that planning policies and decisions should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.</p> <p>The current wording of Policy TC2 Development within Burnley and Padiham Town Centres states that: “Proposals for other main town centre uses will be supported where they are located within the defined Town Centres and accord with other policies elsewhere in the Plan”; and “Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where:</p> <ul style="list-style-type: none"> • In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses.” <p>We respectfully request that Burnley Council insert additional supporting text in Policy TC2 and TC4 to ensure any land that is developed for main town centre uses or housing within close proximity to the aforementioned properties does not adversely affect Royal Mail’s operations. An example is provided below:</p>	The importance of protecting existing businesses in the Town Centre is recognised and additional text has been added to Policy TC2 8 c) to that effect.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>“Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where:</p> <ul style="list-style-type: none"> • In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses and do not detract from the employment use of the existing sites in the area. • Where new developments or changes of use impact on existing businesses, adequate mitigation measures should be designed into the new site. <p>Additionally, approximately 250 metres from the Burnley Delivery Office is a site allocated as a Town Centre Development Opportunity which is also where the Burnley Vehicle Park is located.</p> <p>Policy TC4 Development Opportunities in Burnley Town Centre states that residential development would be acceptable on this site as an ancillary part of a mixed use scheme. Our client is therefore concerned that the policies will allow sensitive land uses to come forward within close proximity to Royal Mail properties.</p> <p>We respectfully request that Burnley Council insert additional supporting text in Policy TC2 and TC4 to ensure any land that is developed for main town centre uses or housing within close proximity to the aforementioned properties does not adversely affect Royal Mail’s operations. An example is provided below:</p> <p>“Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where:</p> <ul style="list-style-type: none"> • In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses and do not detract from the employment use of the existing sites in the area. • Where new developments or changes of use impact on existing businesses, adequate mitigation measures should be designed into the new site.” <p>Proposed Land Use Allocation</p> <p>The Burnley Vehicle Park falls within a site to be allocated as a Town Centre Development Opportunity (TC4/1) and the Preferred Options document proposes that this land will be prioritised for a comprehensive retail and leisure development (Paragraph 5.3.34). Royal Mail currently utilise a proportion of the Brown Street car park for parking their delivery vans and have been issued with formal parking permits from the Council. As the site has been allocated as a Development Opportunity, Royal Mail’s parking spaces will likely be</p> 	

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			displaced in the near future. Royal Mail must remain to be informed about proposals for this location to allow sufficient time to identify and secure new parking spaces for the affected vehicles	
Saint James Street Development Group	Policies - Town Centres, Retail and Leisure	TC2	<p>St. James Street West has recently been the focus of a reasonable amount of private investment. This includes the conversion of what was the Garden Bar, situate at the corner of Brown Street/St. James Street into retail units, a restaurant and flats above. The restoration of 144-148 St. James Street (the old Citizens Advice Bureau) which is now complete and open as a quality antiques and interiors retailer. Howarth Gallery has recently refurbished and continues to be the anchor in the area.</p> <p>We also have other prestigious retailers in this area such as Originals and Clarkeys along with quality hairdressers Robert Brannon. Also not forgetting that Marks and Spencer's main frontage is on West St. James Street.</p> <p>It is of concern, therefore, that the proposed new town plan designates the west end of St. James Street as a secondary shopping area with a caveat that up to 40% of frontage can be non-retail use. We have been working very hard over the last 18 months to turn this area around and have had some success in doing so as stated above. It is imperative that this investment is protected and future investment encouraged. The West end of St. James Street 30 years ago was almost entirely retail and we are striving to achieve this again. It is an area that lends itself to occupation by independent retailers and small businesses. We have been asked by Pam Smith, chief executive, to put together a plan for the whole of the West end of the town centre and it is proposed that St. James Street West, together with Brown Street, could provide such accommodation for independent retailers.</p> <p>As things stand in the new proposals there is no protection for this concept. The 40% non-retail frontage designation is exactly the designation that led to the decline of West St. James Street 30 years ago when taxis and night-time takeaways occupied 40% plus of the area. If we are to be successful in realising our ambitions for this area as a whole it is essential to protect against the causes of decline in the future. Let us not forget that the terms Lower St. James Street and St. James Street West are epithets of recent origin and in reality do not exist. St. James Street is and always has been St. James Street along its length and starts at the roundabout at the bottom of Westgate and goes to Hall Street at the top. It is not and never has been designated on any map as West St. James Street or Lower St. James Street. These terminologies have been used locally to identify that part of St. James Street which was not subject to pedestrianisation. We should also remember that this end of St. James Street, linked by Westgate is one of the main gateways into Burnley and thus significantly adds to the importance of this area.</p>	The Council is supportive of ongoing work on St James's Street. The Council has undertaken a re-survey of the secondary shopping frontages to re-assess the appropriateness of the percentages proposed in the Plan. On a number of frontages, particularly St James's Street West, current non retail use levels are above 40% and so reducing them over time to 40% as the policy would do, would be a significant improvement. A further lowering of the percentage is not considered appropriate.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>We would suggest therefore that the whole of St. James Street be afforded the same designation and protection of no more than 20% non-retail use and indeed if further protective measures can be added to encourage and safeguard future development so much the better.</p> <p>This will give planning committee a justifiable reason for refusing non-retail uses in the area which would be detrimental thus protecting the council against appeals whilst allowing flexibility by consent should an attractive non retail usage be sought for a particular property. This may also assist in finding a way to reduce the current percentage non-retail use by way of a non-replacement policy.</p> <p>We cannot overstate the importance of this matter, both in relation to safeguarding recent investment and in encouraging future enterprise in the area.</p>	
Tesco Stores Ltd	Policies - Town Centres, Retail and Leisure	TC2	<p>Tesco Stores Ltd (TSL) object to the current preferred option Policy TC2 and, specifically, the draft Padiham Town Centre Inset Map which excludes the existing Tesco store from the town centre and primary shopping area boundary.</p> <p>Background As the Council will be aware, the Tesco store was granted permission on appeal in September 2010 (Appeal Ref. APP/Z2315/A/10/2125190) with the store opening in October 2012. The original aim of the store was to claw back convenience goods trade and turnover spent outside of Padiham, including from stores in Burnley, Accrington and Clitheroe, by providing a main food shopping facility immediately adjacent to the (as then) defined town centre. It was viewed that a new foodstore would have knock on positive impacts for the rest of the town centre by increasing footfall and promoting linked trips. This was highlighted in the Padiham Retail, Office and Leisure Assessment (2009), prepared as part of the Padiham AAP evidence base, which stated at Paragraph 13.50:</p> <p>‘A new foodstore located on the Wyre Street site would effectively function as part of the town centre and could significantly assist in increasing market share performance through clawing back expenditure which is presently being lost to competing destinations. New provision could increase linked shopping trips within the town centre and would primarily compete with surrounding mainstream foodstores on a like-for-like basis.’</p> <p>At the time of the planning application and subsequent appeal, Padiham town centre was a centre in decline and was not considered a vital and viable town centre. In the determination of the planning appeal Inspector Gray highlighted this issue concluding that;</p>	The Council considers that the two Town Centre boundaries proposed are consistent with the NPPF and in the case of Burnley Town Centre it is based on the boundary recommended in the Retail, Office and Leisure Study. Whilst the Council is aware of and has considered the case to include the Tesco Store and Car Park within the Padiham Town Centre Boundary, it is considered that this would run counter to the Council's and other partners efforts to maintain the focus of town centre uses along the Burnley Road Frontage.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>'10. ...The decline of the town centre has been recognised for some considerable time but there is no indication of anything which might turn the tide (except, in the appellants' view, the appeal proposal) and bring about the AAP vision. I was surprised at the sheer absence of people in the town centre when I made my inspection on a Friday, mid-afternoon. That underscores the evidence of a declining centre.</p> <p>26. ...As it is, Padiham town centre does not look to me at all like a vital and viable one – quite the reverse. The Council's evidence says that, despite its definition as a town centre, it clearly performs a much more limited role in the retail hierarchy. That appears correct at the present time. But the Local Plan seeks to improve the role and function of the town centre and the AAP to protect and enhance it. Both are concerned with a town centre role – not a local services role'</p> <p>There was much discussion throughout the application and appeal process regarding how the proposed store would impact Padiham Town Centre. The Planning Committee report (04/03/10) concluded that:</p> <p>'The new foodstore would effectively function as part of the town centre and could significantly assist in increasing market share through clawing back expenditure presently being lost to competing destinations. New provision could increase linked shopping trips within the town centre and would primarily compete with surrounding mainstream foodstores on a like-for-like basis.</p> <p>The new foodstore would deliver significant qualitative benefits and address existing deficiencies in convenience provision in Padiham by providing a full range of goods and enhancing quality and choice for local residents. The existing convenience offer in Padiham meets top-up shopping needs only and there is a lack of a supermarket facility stocking a full range of goods.'</p> <p>In the determination of the appeal, Inspector Gray also considered the potential impact of the Tesco store on the town centre stating:</p> <p>'27. In my opinion, based on the evidence to the inquiry, the only way to achieve the adopted and emerging policy objectives is by a supermarket large enough to cater for main food shopping</p>	

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			requirements and thus able to compete with and draw trade back from supermarket	
Sapphire (Burnley) Nominee Limited	Policies - Town Centres, Retail and Leisure	TC2	<p>Sapphire (Burnley) Nominee Limited supports the general policy approach set out in Policy TC2.</p> <p>As discussed within the supporting text, there are a number of key issues concerning the continued development and improvement of Burnley town centre. These were identified and discussed in the Council's 'Retail, Office and Leisure Assessment' 2013.</p> <p>Of particular note, the Council's 'Retail Office and Leisure Assessment' noted high vacancy levels, particularly in more peripheral areas of the town centre. Accordingly, it suggested that the Council reduce the extent of the town centre boundary in order to provide greater focus.</p> <p>Furthermore, to consolidate the vitality and viability of the town centre, it was advised that improvements to Charter Walk should be promoted before 'main town centre uses' were allowed to come forward in less central sites: only limited scope for additional floorspace was identified.</p> <p>We would concur with this general approach, and the application of the sequential test and assessment of impact set out in Policy TC2 is consistent with the provisions in the National Planning Policy Framework in broad terms.</p>	<p>Support noted.</p> <p>The wording of Policy TC2 in respect of the sequential test has been revised to ensure the Primary Shopping Area is the focus of A1 retail development.</p>
Sapphire (Burnley) Nominee Limited	Policies - Town Centres, Retail and Leisure	TC3	<p>Sapphire (Burnley) Nominee Limited objects to the approach set out in Policy TC3.</p> <p>Policy TC3 identifies the primary and secondary retail frontages within Burnley. Charter Walk Shopping Centre is within the Primary Retail Frontage and we would agree that this classification is appropriate. However, the policy goes on to present a prescriptive approach concerning proposals for changes of use: uses other than retail will only be permitted where they would not result in a concentration of non-retail uses, cumulatively amounting to more than 20% of the length of the relevant Primary Frontage.</p> <p>The supporting text to the policy suggests that (Preferred Options §5.3.28): "... Primary Frontages contain the greatest concentration of shops, attract the greatest number of customers and underpin the vitality and viability of the town centre. Retail should remain the principal and dominant land use within these areas. The Council will not support uses that do not complement or support their predominantly retail character and will seek to retain retail and maintain a continuous ground floor retail frontage with a limited range of associated and complementary uses such as cafes, banks and pubs ... "</p>	<p>It is accepted that within the Town Centre and the Primary Shopping Area there is a need to allow for flexibility of uses to reflect the changes in shopping patterns and the wider role of Town Centres. To reflect this, in the case of Burnley, the Local Plan proposes both Primary and Secondary frontages.</p> <p>The Council remains of the opinion that the Primary Frontages should be protected for A1 retail use. On frontages with non A1 uses already above the threshold, A1 uses would be allowed which over time would bring the percentage down in line with the policy threshold. On those blocks where the proportion of non A1 uses already exceeds or would through the development would exceed the threshold, changes from A1 units</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>We consider this approach to be unduly restrictive and contrary to national guidance. The National Planning Policy Framework (NPPF Glossary) simply advises that Primary Shopping Frontages are only "likely to include a high proportion of retail uses", and goes on to suggest that these may include food and drink as well as household goods. The Framework does not identify any specific level or proportion of retail use that should be achieved.</p> <p>Since the publication of the National Planning Policy Framework, the Government has gone even further to promote a more flexible approach to changes of use in town centres, not least through the introduction of additional permitted development rights in 2015. These measures followed the publication of various documents (e.g. the 'Portas Review' 2011, DCLG's 'The Future of High Streets' 2013 and the 'Grimsey Review' 2013) that consistently identified the need to deliver a greater diversity of uses within town centres, and to ensure the integration of leisure uses directly alongside traditional retail activities. This advice reflected changing patterns in Internet retailing, and increase leisure spend amongst other things.</p> <p>The approach suggested in the emerging Policy TC3 runs entirely counter to this advice. Elsewhere, the emerging Local Plan notes that Burnley town centre contains a lower than average proportion of food and drink uses. It is also noted that the proportion of retail units has decreased by 15% while the number of vacant units increased (Preferred Options §2.5.3). In this context, a restrictive approach to changes of use in the primary frontages may well prove counterproductive, perpetuating the reduced food and drink offer and high vacancy rate to the detriment of the town centres overall vitality and viability. Moreover, it is quite possible that the threshold in Policy TC3 is already breached, and there does not appear to be any quantitative or qualitative assessment to support the restriction or identified threshold.</p> <p>Taking account of the above, it is considered that a more flexible approach should be adopted and that reference to any specific threshold within Policy TC3 should be removed.</p>	would not be supported.
Royal Mail - Burnley	Policies - Town Centres, Retail and Leisure	TC4	<p>Town Centre Policies</p> <p>The protection of existing operations and amenity is a crucial issue for Royal Mail, particularly where there is potential for sanctions to be placed upon them when uses of a sensitive nature are introduced in close proximity to their existing Delivery Offices. For example, due to the nature of their delivery requirements and targets, Delivery Offices are operating early mornings and often late evenings, generating large volumes of vehicular movements and associated mail sorting and loading activity, all of which result</p>	Royal Mail's position with regard to existing and future parking requirements is noted.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>in noise, light and other associated impacts that are not expected to be experienced in a residential environment.</p> <p>The issue of neighbouring land uses and their compatibility, including potential environmental / amenity impacts is therefore fundamental to the Royal Mail, particularly where Local Planning Authorities are assessing the suitability of future land use allocations and development sites. This particular issue is clearly recognised within the National Planning Policy Framework (NPPF) at paragraphs 123 and 109. These paragraphs support the protection of existing businesses and their operations, and paragraph 123 in particular states that planning policies and decisions should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.</p> <p>The current wording of Policy TC2 Development within Burnley and Padiham Town Centres states that: “Proposals for other main town centre uses will be supported where they are located within the defined Town Centres and accord with other policies elsewhere in the Plan”; and “Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where: · In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses.”</p> <p>We respectfully request that Burnley Council insert additional supporting text in Policy TC2 and TC4 to ensure any land that is developed for main town centre uses or housing within close proximity to the aforementioned properties does not adversely affect Royal Mail’s operations. An example is provided below:</p> <p>“Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where: · In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses and do not detract from the employment use of the existing sites in the area. · Where new developments or changes of use impact on existing businesses, adequate mitigation measures should be designed into the new site.</p>	

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>Additionally, approximately 250 metres from the Burnley Delivery Office is a site allocated as a Town Centre Development Opportunity which is also where the Burnley Vehicle Park is located.</p> <p>Policy TC4 Development Opportunities in Burnley Town Centre states that residential development would be acceptable on this site as an ancillary part of a mixed use scheme. Our client is therefore concerned that the policies will allow sensitive land uses to come forward within close proximity to Royal Mail properties.</p> <p>We respectfully request that Burnley Council insert additional supporting text in Policy TC2 and TC4 to ensure any land that is developed for main town centre uses or housing within close proximity to the aforementioned properties does not adversely affect Royal Mail's operations. An example is provided below:</p> <p>"Proposals for residential development, including new build, conversion or change of use on appropriate sites within the Town Centres will be considered favourably subject to meeting the other policy requirements of the Plan where:</p> <ul style="list-style-type: none"> • In Burnley Town Centre outwith the Primary Shopping Area, they do not lead to a concentration of residential uses which undermines the overall mix of main town centres uses and do not detract from the employment use of the existing sites in the area. • Where new developments or changes of use impact on existing businesses, adequate mitigation measures should be designed into the new site." <p>Proposed Land Use Allocation</p> <p>The Burnley Vehicle Park falls within a site to be allocated as a Town Centre Development Opportunity (TC4/1) and the Preferred Options document proposes that this land will be prioritised for a comprehensive retail and leisure development (Paragraph 5.3.34). Royal Mail currently utilise a proportion of the Brown Street car park for parking their delivery vans and have been issued with formal parking permits from the Council. As the site has been allocated as a Development Opportunity, Royal Mail's parking spaces will likely be displaced in the near future. Royal Mail must remain to be informed about proposals for this location to allow sufficient time to identify and secure new parking spaces for the affected vehicles.</p> 	
Sapphire (Burnley) Nominee Limited	Policies - Town Centres, Retail and Leisure	TC4	<p>Sapphire (Burnley) Nominee Limited objects to the approach set out in Policy TC4 .</p> <p>Policy TC4 identifies new development opportunities in Burnley town centre. Of particular note, it proposes the allocation of the Former Pioneer Site at Curzon Street. The site is over 1.5 hectares in size and lies to the north of the existing Primary Shopping Area. It is intended for a mixed-use development, including a range of retail and leisure</p>	The Retail Office and Leisure Study assessed potential sites within the Town centre and concluded that the site on Curzon Street was the most appropriate location to provide a comprehensive comparison retail and leisure extension to the Town Centre given its location in

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>activities. The allocation states specifically that (our emphasis): " ... A minimum of 1,500sqm (net) of A1 comparison retail must be included within the mix of uses ... " We consider that this requirement could be detrimental to the vitality and viability of Burnley Town Centre.</p> <p>The allocation seeks to draw support from the quantitative assessment provided in the Council's 'Retail, Office and Leisure Assessment' 2013, which suggested limited scope for comparison floorspace in the longer term. Specifically, it was suggested that they might be scope for approximately 3,390 sqm of additional comparison goods floorspace by 2026 (RAL 2013 §12.7).</p> <p>The 'Retail Office and Leisure Assessment' was quite clear that proposals outside the Primary Shopping Area should remain subject to the sequential test and impact assessment set out in the National Planning Policy Framework, and also that vacant units could also help accommodate the growth (RAL 2013 §12.17). At this point, it is appropriate to briefly review the assessment's methodology and the way in which this limited quantitative capacity was identified. The assessment first follows a fairly standard approach to identify the amount of expenditure available to support retail floorspace. This takes account of population growth and expected trends (i.e. growth) in expenditure per capita.</p> <p>It then goes on to estimate the turnover of existing town centres based on the findings of a household survey undertaken in 2012. This suggested that Burnley town centre retained 55% of the available expenditure within the study area (RAL 2013 Table 4.3). This level of expenditure is then applied to existing retail floorspace to calculate the 'existing' (i.e. 2013) 'benchmark turnover' of the town centre. To calculate the corresponding turnover in future years, a floorspace efficiency factor is applied, in the order of 1.7% per annum. This accounts for the more efficient use of existing floorspace by retailers.</p> <p>The extent of any capacity for additional floorspace is then calculated by subtracting the benchmark turnover of existing centres, from the amount of expenditure available to support them. Having undertaken this exercise, the Retail, Office and Leisure Assessment identified capacity for 607sqm of net additional comparison goods floorspace in 2018; rising to 2,104sqm in 2023; and 3,390sqm in 2026.</p> <p>It is this calculation that appears to form the basis of the Council's allocation in Policy TC4 and the suggestion that a minimum of 1,500sqm of comparison floorspace should be provided at Curzon Street.</p>	<p>relation to the existing retail core and its availability in the short term.</p> <p>The Council do not agree that development in this location will have a detrimental impact on the Town centre's vitality and viability. In fact, it is considered that the development of this site for a mixed use development in conjunction with the opening of the new Primark store on the neighbouring site on Curzon Street will act as a catalyst for the Town Centre leading to increases in footfall not only in this location but through the centre as people travel to the new retail stores and leisure uses.</p> <p>Whilst the Council accepts that numerically the constituent parts of the potential supply are above the need identified, the three elements - better use of existing stock, new provision within the existing shopping centre and new retail as part of a mixed use redevelopment make up the most appropriate strategy for maintaining and enhancing town centre vitality and viability. In addition the total supply identified does allow for an element of flexibility to cater for those retailers who may have differing locational or floor plate requirements.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>The remaining balance is to be provided for within Charter Walk. In this respect, the Local Plan refers to the provision of 863sqm through works already undertaken; and the potential to deliver a further 1,800sqm of additional comparison floorspace in the centre. Together, these would provide for an additional 2,663sqm. However, this allocation would result in an oversupply of comparison floorspace, as the combined total of net additional comparison floorspace would be 4,163sqm (1,800sqm at Charter Walk + 1,500sqm at Curzon Street) exceeds the capacity (3,390sqm) identified in the Council's retail study. Given that the Council's allocation of Curzon Streets suggests a minimum of 1,500sqm floorspace, the extent of surplus provision could be even greater.</p> <p>The suggested provision of a surplus floorspace at Curzon Street will have significant implications for the vitality and viability of the town centre. Given its location to the north of the Primary Shopping</p>	
Environment Agency	Policies - Town Centres, Retail and Leisure	TC4	<p>- General comment – The Urban River Enhancement Scheme has been successful in facilitating fish movement through Burnley. We would support any proposals to continue this scheme at additional locations through the town.</p> <p>- The Old Theatre, St James Street, Burnley. This derelict site has not been identified as a proposed development site. The site is above a culverted section of the River Calder that flows round a sharp bend. Should the site be identified for demolition, it would provide the opportunity to open up the culvert, removing the current risk of blockage and associated flood risk.</p>	Comments noted.
Cllr Cosima Towneley	Policies - Town Centres, Retail and Leisure	TC4	<p>Encourage more individual shops as the town centre has little to differentiate it from countless others.</p> <p>Development of the Stanley/Curzon St area as 'specialist' small business area with a difference.</p>	The Town Centre and Business Support teams are working to try and diversify the current town centre offer, and attract a greater range of businesses into the town. Recent improvements to the public realm are one of the ways in which the Council and its partners are trying to attract people and businesses into the town centre, and Policy TC4 provides support for the continuation of this work, as well as the opportunity for a range or retail, leisure and businesses uses around Curzon Street.
Environment Agency	Policies - Town Centres, Retail and Leisure	TC4/1	TC4/1 – Former Pioneer, Curzon St. We support the proposal to open up the culverted section of the River Brun. We would recommend that the developer engages with the Environment Agency at the earliest opportunity.	Support noted.
Environment Agency	Policies - Town Centres, Retail and	TC4/2	TC4/2 Thompson Centre – See comments on EMP1/8.	Comment noted. Information relating to the culvert and contaminated land has been included

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
	Leisure			in the site allocation policy.
Canal & River Trust	Policies - Town Centres, Retail and Leisure	TC5	We support the broad principles of the policy which seeks to revitalise a key urban location within Burnley whilst aiming to conserve and enhance the rich heritage of the area.	Support noted
Historic England	Policies - Town Centres, Retail and Leisure	TC5	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p> <p>The NPPF requires that Plans should contain strategic policies to deliver the conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (Para 15).</p> <p>The Local Plan needs to be amended to ensure that at submission stage it is not considered unsound, as currently drafted it would fail to meet the requirements of the NPPF regarding these issues.</p> <p>It is expected that this Policy should be amended to demonstrate how it will meet the requirements of the NPPF in terms of the historic environment. The policy as drafted only makes reference to the viable future of a heritage asset and does not demonstrate how proposals will be required to conserve and enhance the significance of heritage assets and their setting.</p>	<p>The Local Plan should be read as a whole. Conservation and enhancement of heritage assets is covered by Policies HE2, HE3 and HE4. It is not considered necessary to repeat the requirements in Policy TC5 Weavers' Triangle.</p> <p>The purpose of Policy TC5 is to set out the criteria to be used to assess applications for uses within the Weavers' Triangle that depart from the sequential approach for main town centre uses. Paragraph 5.3.46 as drafted, makes clear the need to conserve and enhance the significance of heritage assets and their setting in accordance with relevant Historic Environment policies. This being the case, rather than include specific heritage criteria (which at best would repeat and can have the effect of confusing or watering down other policies), it is considered more appropriate to make explicit, within the policy the need for proposals to meet relevant historic environment and design policies.</p> <p>Whilst paragraph 5.3.48 makes explicit that the policy only addresses uses within the Weavers' Triangle, to aid clarity the policy title has been changed from "Weavers' Triangle" to "Uses Within the Weavers' Triangle".</p> <p>In addition TC5 a new clause (4) has been added which reads "In all cases proposals will be expected to be consistent with relevant design and heritage policies."</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Sapphire (Burnley) Nominee Limited	Policies - Town Centres, Retail and Leisure	TC7	<p>Sapphire (Burnley) Nominee Limited objects to the restrictive approach set out in Policy TC7.</p> <p>Policy TC7 seeks to restrict the introduction of hot food takeaways within Primary Shopping Frontage (although it is unclear whether Policy TC7(2) would allow them in the Primary Shopping Frontage subject to the various considerations referred to).</p> <p>While we recognise the need to manage such uses, a flexible approach is still be appropriate and a prohibition on such uses in primary shopping frontages may be unnecessary. As noted above, the town centre has low representation within the food and drink sector, and such uses should be allowed in order to maintain diversity and generate a healthy balance of uses.</p> <p>We would further note that many food and drink uses might combine a mix of different uses, and emerging formats do not directly correspond to the use classes order. For example, coffee shops often comprise both A1 and A3, and other uses may include both A3 and A4 uses. Similarly A5 uses may be incorporated into other restaurant formats. This should be taken into account when applying planning policies based on single use classes.</p> <p>We consider that a more flexible approach should be considered under Policy TC7, and that any absolute prohibition on hot food takeaways within the primary shopping frontage is unnecessary.</p>	<p>It is considered that the restriction of hot food takeaways within Primary Shopping Frontages is necessary to maintain an appropriate balance of uses within the Primary Shopping Frontages and allow for the proper management of such uses.</p> <p>Since the 2013 ROL study was undertaken the number of food and drink premises within the Town Centre has increased.</p>
British Sign and Graphics Association	Policies - Town Centres, Retail and Leisure	TC8	<p>These representations are submitted on behalf of the British Sign and Graphics Association (BSGA) in-response to Policy TCB and supporting text in the above draft DPD.</p> <p>The BSGA represents 65% of the sales of signage throughout the UK and monitors development plans throughout the country to ensure that emerging Local Plan Policies do not inappropriately apply more onerous considerations on advertisements than already apply within the NPPF, Planning Practice Guidance (PPG) and the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).</p> <p>The BSGA would firstly point out that, in line with section 3 of the PPG, a local plan does not have to contain advertisement control policies; and that, if such policies are considered necessary to protect the unique character of a particular area, these should be evidence based. This is as we advised at Issues and Options stage. But even if acceptable in principle (which is doubtful), the proposed advertisement control policies and supporting text in the Preferred Options draft are significantly defective.</p> <p>First, there is no mention whatsoever of "amenity" and "public safety" which are the only</p>	<p>The Council considers Policy TC8 to be necessary and valid. TC8 is consistent with the controls of advertisements legislation which requires applications to be judged in terms of "amenity" and "public safety" taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors (Regulation 3). This has been clarified in the supporting text at 5.3.60 and with reference to Town and Country Planning (Control of Advertisements)(England) Regulations 2007.</p> <p>TC8(g) has been amended to reference amenity and public safety as suggested by the respondent however the overall design of individual advertisements, their size, material, illumination, host building, positioning, surrounding local</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>considerations which apply to advertisement control. There is no mention of the Control of Advertisements Regulations, the NPPF or PPG. This results in a series of statements in both Policy TCB and supporting text which are wholly at odds with both the law and national policy and practice guidance.</p> <p>We suggest that the whole section an advertisements must be reconsidered and re written to reflect the requirements of the law and national policy. It should first state that advertisements must be considered on individual merit and on the basis only of their impact on amenity and public safety. It should introduce the requirements of national policy and practice in the NPPF and PPG. It should then explain why Burnley in particular needs other than the national requirements. We can see no reason why it should and the Preferred Options draft certainly presents no "evidence". We therefore suggest that all of Policy TC8 (g) and (h) be deleted and replaced simply by a reference to amenity and public safety and the NPPF (references to the Regulations, the PPG and the Department's advisory booklet "Outdoor Advertisements and Signs - A Guide for Advertisers" could be in a footnote). The text could simply introduce this policy.</p> <p>If, somehow, the Council can produce evidence that the Local Plan needs policies and advice over and above the national, then this should be explained in the supporting text. All the restrictions in paragraphs 5.3.62 and 5.3.63 should be deleted. Some of this advice is anyway ridiculous and without any justification. Why should signs "normally position within the fascia"? This is acceptable for a fascia sign; but what about signs on pilasters, stallrisers, windows, doors etc. And what about buildings which do not have a "fascia"? What is the difference between a "wall mounted" and a "hanging" sign.? Are they not both "wall-mounted"? What does "of the highest quality" mean? All these issues are controllable simply through the application of impact on amenity.</p> <p>As to paragraph 5.3.63, what does "considered acceptable" mean? "Considered acceptable" by whom? It is not for the Council to determine need. If illumination is proposed, then it must be considered on merit and not on some predetermined idea of "acceptability". "Halo" illumination is internal, not external! And what is wrong with suitably designed and positioned internally illuminated box signs. They are commonly seen above modern shopfronts (where a "traditional" hand-painted wooden sign would look totally out of place). Modern signs are slimline, often recessed into the fascia or contained within the projection of pilasters/console brackets. There should be no presumption against such signs on some mistaken "principle". What is a "large" spotlight? On a retail park superstore,</p>	<p>characteristics and cumulative effect are all relevant factors that determine the impact of a single advert on amenity and public safety and as such TC8(g) is considered necessary to ensure that those matters considered fundamental to amenity and public safety are met.</p> <p>Policy TC8 will be supplemented by a Shopfront and Advertisement Design Guide SPD which will elaborate on the guiding principles and provide clarity on how the Council will approach advertisement in different scenarios. The SPD will clarify many of the issues raised by the respondent such as the importance of positioning within the fascia (where one exists) and what is considered high quality.</p>

Section 5.4 – Historic Environment

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Historic England	Policies - Historic Environment	General	<p>One of the twelve principal objectives of planning under the NPPF is the conservation of heritage assets for the quality of life they bring to this and future generations (NPPF, Paragraph 17). Conservation means maintaining what is important about a place and improving this where it is desirable. It is not a passive exercise. It requires a Plan for the maintenance and use of heritage assets and for the delivery of development within their setting that will make a positive contribution to local character and distinctiveness.</p> <p>Policies</p> <p>Local Plans should include strategic policies to conserve and enhance the historic environment of the area and to guide how the presumption in favour of sustainable development should be applied locally. It is vital to include strategic policies for the historic environment in the local plan as the plan will be the starting point for decisions on planning applications and any Neighbourhood Plans that come forward are required to be in general conformity with the strategic policies of the Local Plan. In terms of development management policies, it is clear that the NPPF expects plans to include detailed policies, which will enable a decision maker to determine a planning application.</p> <p>The policies for the historic environment will derive from the overall strategy to deliver conservation and enjoyment of the area's heritage assets for generations to come. These may be policies that concern themselves specifically with the development of types of heritage asset. But delivery of the NPPF objective may also require policies on use, design of new development, transport layout and so on. Indeed every aspect of planning conceivably can make a contribution to conservation. Plan policies in all topics should be assessed for their impact on the strategic conservation objective.</p> <p>In the Local Plan for Burnley (Preferred Options Stage), we have the following comments to make on the policies.</p>	Introductory comments noted.
Canal & River Trust	Policies - Historic Environment	HE1	We welcome and support the policy which seeks to safeguard and enhance the heritage assets associated with and that contribute to the character of the Leeds & Liverpool Canal, including canal- related infrastructure such as bridges, wharfs and warehouses.	Support noted.

National Trust	Policies - Historic Environment	HE1	<p>Overall the Policy is supported; however, in several places in the Policy the terminology "built heritage" is used and in the Trust's view the word 'built' is, inappropriate, superfluous and confusing.</p> <p>For example, Conservation Areas can often include important open spaces with a consequent expectation that those spaces, and, for example, the views that they afford, will be protected and enhanced, e.g. they can capture designed or pleasant unintentional but now valued views, and the settings of key Conservation Area buildings such as a church or major dwelling. In addition the key significances of Historic Parks and Gardens often relate to their layout, design and planting - all elements that do not include 'built heritage'.</p> <p>The removal of the word 'built' from the Policy would not diminish, but rather would enhance, it.</p>	<p>Removal of the word "Built" when referring to "Historic Environment" and "Heritage" is agreed on the basis that this encompasses all aspects of heritage, for example designed landscapes, open spaces and the less tangible cultural heritage. The policy wording has been changed to substitute "built historic environment" and "built heritage" with "historic environment" and "heritage" to ensure the widest possible application of the policy.</p>
Historic England	Policies - Historic Environment	HE1	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p> <p>The NPPF requires that Plans should contain policies to deliver the conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (Para 15).</p> <p>The Local Plan needs to be amended to ensure that at submission stage it is not considered unsound, as currently drafted it would fail to meet the requirements of the NPPF regarding these issues.</p> <p>It is expected that this Policy should be amended to demonstrate how it will meet the requirements of the NPPF in terms of the historic environment. The policy as drafted only makes reference to the built historic environment (paragraph 1) and does not demonstrate how proposals will be required conserve and enhance the significance of heritage assets and their setting (paragraph one only refers to recognise and reinforce the significance). Whilst the rest of the paragraph appears to be drafted as the starting point being to allow proposals to accommodate changes, without meeting the tests of the NPPF in terms of justifying harm.</p>	<p>NPPF 126 and 157 requires that the local plan, as a whole, sets out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment. It is considered that the Plan as drafted has an active, positive effect in promoting the conservation and enhancement of the Historic Environment. Policies throughout the plan are considered to help deliver the conservation and enjoyment of the Historic Environment with appropriate references as necessary. At the same time a specific strategic Historic Environment policy (HE1) is considered necessary to help emphasise and implement the positive strategy required by the NPPF and to underpin the spatial vision.</p> <p>Policy HE1 sets out aspects of Burnley's historic environment that are of special importance to the distinct identity of the borough and advocates the proactive and informed management of the historic environment in a way that fully realises its contribution to regeneration and sustainable economic development. This policy is intended to provide clarification on how the Council will deliver the conservation and enhancement of the Historic Environment in ways other than taking decisions on development proposals, including issues such as Heritage at Risk and enforcement. The implementation of Policy HE1 will play a fundamental role in achieving the positive strategy for the Historic Environment.</p> <p>Policy HE1 is complemented by more detailed development management policies (HE2, HE3 and HE4) setting out how development affecting Heritage Assets will be assessed. This being the case, amending Policy HE1 as suggested is not</p>

				<p>considered appropriate to its strategic purpose. Policies HE2, HE3 and HE4 as drafted provide the level of detail required to assess proposals affecting heritage assets and their setting in accordance with the NPPF including the tests in terms of justifying harm. However given the confusion HE1 appears to have generated, for reasons of clarity and usability the policy and supporting text have been amended to reinforce the strategic purpose of Policy HE1 as follows:</p> <p>Paragraph 5.4.8, additional text as follows: “Policy HE1 sets out aspects of Burnley’s historic environment that are of special importance to the distinct identity of the borough and advocates the proactive and informed management of the historic environment in a way that fully realises its contribution to regeneration and sustainable economic development. The implementation of Policy HE1 will play a fundamental role in achieving the positive strategy for the conservation and enhancement of the historic environment, which meets both statutory obligations and policy requirements. In addition to its development management function, the Council will continue to seek not only to protect, but to enhance and promote the historic environment, raising awareness and understanding so it can be enjoyed by residents and visitors now and in the future.</p> <p>Paragraph 5.4.9 additional text as follows: Policy HE1 is complemented by more detailed policies (HE2, HE3 and HE4) setting out how development affecting Heritage Assets will be assessed.”</p> <p>Policy wording in HE1 (1) amended to reflect the strategic nature of the policy as follows: “The Council will proactively manage and work with property owners and other stakeholders to ensure positive, well-informed and collaborative conservation that recognises and reinforces the significance of the historic environment, its contribution to local identity distinctiveness and its potential as a driver for economic growth, attracting investment and tourism, and providing a focus for successful regeneration”</p>
Historic England	Policies - Historic Environment	HE2	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p> <p>The NPPF requires that Plans should contain policies to deliver the</p>	<p>Policy HE2 provides a development management policy for applications affecting listed buildings; conservation areas; registered parks and gardens and their settings and sets out principles to be followed, where appropriate, in order to avoid or</p>

		<p>conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (Para 15).</p> <p>The Local Plan needs to be amended to ensure that at submission stage it is not considered unsound, as currently drafted it would fail to meet the requirements of the NPPF regarding these issues.</p> <p>Title The title of the policy makes reference to designated heritage assets, yet the policy itself does not cover all of them, which is quite confusing. The policy should be amended so that it is clear to the decision maker and applicant what type of asset it covers.</p> <p>Paragraph 2 Substantial harm and unsubstantial harm should be dealt with together in the policy. It is not clear why this is separate to the content of Paragraph 5. This paragraph should be combined with Paragraph 5.</p> <p>Paragraph 3 The content of this section, is not about assessing harm. Harm is assessed using the tests of the NPPF. This section includes a list of 'items' which proposals should have regard to. It is not a checklist of "harm".</p> <p>The assessment of proposals affecting registered parks and gardens, conservation areas, and listed buildings differs, and in view of the requirements of the NPPF and primary legislation on these different asset types, this policy should be amended. Preference would be for the policy to have separate sections on these.</p> <p>Paragraph 4 See comments on Paragraph 3.</p> <p>Paragraph 5 Substantial harm and unsubstantial harm should be dealt with together in the policy. It is not clear why this is separate to the content of Paragraph 1. This paragraph should be combined with Paragraph 1.</p>	<p>minimise harm to significance. The Council has tested HE2 against different scenarios for each designated heritage asset type covered and considers that the policy and supporting text, as drafted, meets the requirements of primary legislation and the NPPF in relation to the heritage assets covered by the policy and is deliverable and in line with the NPPF.</p> <p>The supporting text has been amended to provide clarity on the type of designated heritage assets covered by HE2: Conservation Areas, Listed Buildings and Registered Parks and Gardens.</p> <p>Paragraph 2 and Paragraph 5: It is considered that the policy, as drafted, reflects the decision making process in NPPF 133 and 134 which deals with total loss of and substantial harm to significance separately from less than substantial harm. The policy deals with both types of harm in consecutive, but not combined, paragraphs.</p> <p>Paragraph 3 and Paragraph 4: Policy relating to Conservation Areas, Listed Buildings and Registered Parks and Gardens has been consolidated and streamlined as the NPPF introduces the same principles and tests when assessing harm to or total loss of significance of such assets. As such the Council consider a combined policy is less repetitive and better aligned with the approach of the NPPF.</p> <p>HE2 and its supporting text (which deals separately with each asset type) has been carefully worded to reflect issues that are most relevant to the types of designated heritage assets covered by the policy. The Council does not agree that it is necessary to expand the policy to encapsulate more specific aspects relating to individual designated heritage asset types. It is considered that the policy should be kept succinct with the more specific aspects remaining in the supporting text.</p> <p>NPPF 133 and 134 is not a test to establish harm, this is a matter of judgement for the decision taker, but rather it is a test to be applied when it is considered that a development proposal will lead to harm to or total loss of significance to a designated heritage asset or its setting. It is not intended that Policy HE2(3) and (4) is a test of harm rather it sets out principles that proposals should have regard to in order to avoid or minimise harm to significance. The Supporting text has been enhanced in order to</p>
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				provide greater clarity on the issues and considerations that are most relevant to the types of designated heritage assets covered by the policy.
Mr Barrie Sharpley	Policies - Historic Environment	HE2	<p>[Comment made in relation to 3 preferred housing sites at Worsethorpe and Brownside]</p> <p>As noted in the comprehensive Local Plan (Appendix 4) Worsethorpe-with-Hurstwood form key areas of local heritage and should be suitably protected as conservation areas. (Butchers Farm was especially unsuitable in this context).</p>	<p>Comment noted.</p> <p>The Policy for site HS1/31 specifically acknowledges the sites proximity to the Worsethorpe conservation area, and stipulates that development proposals must satisfy the requirements of Policy HE2 (Designated Heritage Assets).</p>
Historic England	Policies - Historic Environment	HE3	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p> <p>The NPPF requires that Plans should contain policies to deliver the conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (Para 15).</p> <p>The policy could be further enhanced with an additional bullet point which would deal with the loss of an undesignated asset, which would include the need for the survey and recording of the asset including where appropriate, an archaeological investigation. The results of which should be deposited with the HER.</p>	<p>HE3(5) has been added as follows:</p> <p>“Where the loss of the whole or significant part of a non-designated heritage asset is determined to be acceptable, the applicant will be expected to secure building recording to the appropriate level which may also include archaeological investigation, the results of which should be deposited with the Council.”</p>
Historic England	Policies - Historic Environment	HE4	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p> <p>The NPPF requires that Plans should contain policies to deliver the conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (Para 15).</p> <p>This policy does not provide sufficient detailed guidance to enable those proposing schemes likely to affect scheduled monuments, archaeology of national importance and undesignated archaeology in Burnley, to determine their likely degree of success.</p> <p>Historic England recommends that the policy be amended to ensure that the Plan when submitted is not unsound on these matters.</p> <p>The NPPF considers scheduled monuments to be of the highest significance. Any development should not be permitted where it would cause unacceptable harm to the significance of a scheduled monument or a non-scheduled site of national importance or their setting.</p>	<p>Policy HE4 is considered to be the most appropriate and workable approach for managing Scheduled Monuments and non-designated Heritage Assets of archaeological interest that are demonstrably of equal significance to Scheduled Monuments in the borough. It is considered that archaeology is adequately covered by the Policy HE4 and its supporting text but we are receptive to the inclusion of any elements of policy that Historic England feels have been omitted.</p> <p>Paragraph 1 and 2: NPPF 133 and 134 is not a test to establish harm, this is a matter of judgement for the decision taker, but rather it is a test to be applied when it is considered that a development proposal will lead to harm to or total loss of significance to a designated heritage asset or its setting. It is not intended that Policy HE4(1) is a test of harm.</p> <p>Physical in-situ preservation is considered the most appropriate means of sustaining and managing the significance of archaeological remains within a development (ie. To do no harm).</p>

			<p>Paragraph 1 The opening paragraph of the policy should clearly set out the Council’s position on this matter. Preservation in situ, is not normally the method of assessing an application affecting these assets, the starting point should be the tests of the NPPF in terms of justifying the harm and public benefits. This should not be the opening paragraph of the policy affecting these assets.</p> <p>Paragraph 2 This policy does not deal with less than substantial harm to a scheduled monument or that of equal significance, therefore it should be amended.</p> <p>Paragraph 3 This could be further enhanced through reference to: opportunities to promote and interpret the assets will be supported.</p>	<p>As such, setting out this expectation was considered an appropriate opening paragraph for the policy, followed by the NPPF test to be applied when a development proposal is found to harm significance.</p> <p>However given the confusion HE4(1) appears to have generated, for reasons of clarity and usability the policy and supporting text have been amended to reinforce the requirements in the NPPF as follows:</p> <p>HE4(1) has been deleted and in-situ preservation included in HE4(4) and HE4(2) is now the opening paragraph and has been amended to reflect the comments received.</p> <p>Paragraph 3 The Council recognise the importance of engaging local people in discovering, presenting and conserving the borough’s heritage, see HE1(3)(f). Whilst not using the form of words suggested by Historic England, the HE4(2) and the supporting text has been amended to strengthen this position.</p>
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Section 5.5 - Natural Environment

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Lancashire Wildlife Trust	Policies - Natural Environment	General	The Trust is pleased to see, and supports the inclusion of, section 5.5 Natural Environment, in particular reference to Sites of International and National Importance, Regional and Local Sites, Local Nature Reserves, Protected Species, Priority Habitats and Species, and Ecological Networks.	Support noted
Environment Agency	Policies - Natural Environment	NE1	8) – We support the inclusion of this Policy regarding the intention to retain and enhance features, and to provide an alternative corridor along defined Ecological Networks	Support noted
Lancashire Wildlife Trust	Policies - Natural Environment	NE1	The Trust is pleased to see, and supports the inclusion of, Policy NE1: Biodiversity and Ecological Networks, and supporting text.	Support noted
Burnley Wildlife Conservation Forum	Policies - Natural Environment	NE1	Regarding Policy NE1: Biodiversity and Ecological Networks, page 161's No 1) should be more robust by explicitly referring to compliance with NPPF's para 9 and accordingly replaced by 'to comply with the NPPF paragraph 9 requirement for sustainable development to involve moving from a net loss of biodiversity to achieving net gains for nature, all development proposals should at least maintain the present level of biodiversity and where possible enhance it'	The wording of Clause 1) is considered to be consistent the the NPPF paragraph 9. It is not national policy that each and every development must achieve no net loss of, or indeed gains in, biodiversity. This is a requirement of the Plan as whole and individual developments and actions will contribute to achieving this as appropriate to their nature and scale. The wording has however been amended to further encourage biodiversity enhancements.
Natural England	Policies - Natural Environment	NE1	Protected species is detailed in the plan. Natural England has produced standing advice that you will find helpful, it is available on our website Natural England Standing Advice to help the local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, the local planning authority may need to undertake further consultation with Natural England. While protective wording in the policy may mitigate some adverse effects upon the environment, it will be important to ensure the potential adverse impacts of the proposed level of growth on the built and natural environment are fully understood, and that appropriate avoidance, mitigation and, where necessary, compensation measures are in place to off-set adverse impacts.	Advice noted. The SA/SEA and HRA process assesses the environmental impacts, including cumulative impacts and 'significant effects' of the plan proposals.
Environment Agency	Policies - Natural Environment	NE2	The policy states "...should be enhanced for recreational, amenity, biodiversity or other benefits they provide". We would recommend that this policy is linked to policy SP6 – Green Infrastructure, to provide reference to "other benefits", such as GI Functions. In particular would we encourage reference to potential SUDS, slowing the flow of water and water quality benefits that may be offered in areas of open space.	Clause 2) has been amended to read "Protected Open Spaces should be maintained and enhanced for the recreational, amenity, biodiversity or other benefits they provide as an important component of Burnley's green infrastructure network" The supporting text, cross references Policy SP6 Green Infrastructure and no further reference is considered necessary. The supporting text to SP6 paragraph 4.6.9 has been amended to cross reference to

				Policy NE2.
Perseverance Area Residents Association	Policies - Natural Environment	NE2	<p>3. Why is the Greenway not designated as Protected Open Space ?</p> <p>Other</p> <p>1. We strongly support the designations of Biological Heritage Site, Local Nature Reserve and surrounding areas of Protected Open Space in and around the area named Green Brook within Map reference square 8032. We consider that complete area to be an extremely important environmental area as it stands. While that may perhaps be beyond question insofar as the BHS and LNR designated areas are concerned, we emphasise that we believe it is equally important to preserve, at least as Protected Open Space or perhaps part of the LNR , the adjacent surrounding areas as designated in green on the plan - without which the quality and effectiveness of the BHS and LNR areas would be diminished; this whole area constitutes a very important open green-space/ amenity area for the large local resident population, users of the Greenway and general public, as well as being a relief and buffer between the surrounding Employment and housing zones</p>	LNRs are declared by a statutory process separate from the Local Plan process. The shortfall of the recommended quantity of LNRs is noted at 5.5.11. Work on identifying and declaring LNR is being led by the Council's Green Spaces Team and as this work has not yet been completed it is not considered appropriate for new LNRs to be identified on the Policies Map until such time as they exist. The areas of search identified at Issues and Options stage in early 2014 are however, all either Protected sites/Open Spaces under Policy NE1 and NE2, or are in the open countryside protected under Policy SP4; and as such they would be protected by the Plan should they be declared.
Lancashire Wildlife Trust	Policies - Natural Environment	NE2	The Trust is pleased to see, and supports the inclusion of, Policy NE2: Protected Open Space, in particular that development will not be permitted within the Protected Open Spaces, and that Protected Open Spaces should be enhanced for the benefits they provide, which includes biodiversity.	Support noted
Natural England	Policies - Natural Environment	NE2	<p>Natural England welcomes this policy and recommends protected and maintained is included in the wording below.</p> <p>2) Protected Open Spaces should be enhanced for the recreational, amenity, biodiversity or other benefits they provide.</p>	'Maintained' has been added to policy clause 2) as suggested. It is not considered necessary to add 'protect' as this is within the Policy title.
West End (Burnley)	Policies - Natural Environment	NE2	<p>1. The former car park adjacent to Hargher Clough Park is intended to be added to the footprint of the park when Keepmoat move off. This is for a major food growing project in conjunction with Burnley Community Forum. (ref Simon Goff/Bea Foster). This is a key part of our food poverty strategy and I believe the space should be protected (subject to the formal decision at Cabinet).</p> <p>2. Sports grounds like Lowerhouse Cricket Club should be protected as green spaces to restrict opportunities for development.</p> <p>3. All sites entered into the Council's register of assets of community value should be protected from development through this plan.</p> <p>4. All sites included in the Council's Green Spaces Strategy including playgrounds, should be protected as part of this plan.</p>	<p>Sports grounds such as Lowerhouse Cricket Club and playgrounds are covered by policy IC5 (Protection and Provision of Community Infrastructure).</p> <p>The sites now proposed as Protected Open Space were identified using a bespoke appraisal of all the Council's greenspaces scored against criteria relating to their scarcity, quality, visual amenity and GI functions. This work will be published as an addendum to the Council's green spaces strategy. It could be used by communities to help identify Local Green Scape on non- Council owned land in Neighbourhood Plans.</p>
Lancashire	Policies - Natural Environment	NE2	NE2 Protected open Space	Support noted. See response to EA comment ref 1362.

County Council	Environment		The LLFA supports the Environment Agencies comments on the above policies.	
Perseverance Area Residents Association	Policies - Natural Environment	NE2	<p>Bedford Park</p> <p>1. We strongly support the designation as Protected Open Space of the area which we have marked as "Bedford Park" on our attached extract copy Map. For information, we have initiated and, in conjunction with Burnley Parks Dept, are currently progressing a scheme (for which plans and part funding are already in place) to improve this area, which is, we believe, a recognised park area owned and maintained by the Council; it currently includes a small football pitch and a childrens' play park as well as a large open park area and a woodland/stream area; it is of considerable, and increasing, importance as the principal semi-formal Park serving this end of Padiham. We would suggest that it be named on the Map as Bedford Park, which we believe is now its recognised name (please check with Parks Dept, Simon Goff).</p>	Support noted. Individual protected open spaces are not named on the Policies Map (except where these already appear on the OS Map base). The naming suggestion has been accepted by the Council's Green Spaces Team.
H F Eccles & Sons	Policies - Natural Environment	NE3	There is support for the acknowledgement at paragraph 5.5.41 that development in the open countryside (that accords with SP4) can still respect the existing landscape character, for example by respecting, existing contours, retaining key field boundaries such as dry stone walls or hedgerows, following historic and traditional development patterns, for example, addressing village road/green or verge frontages, retaining and incorporating mature trees and avoiding overly urbanised form of development.	Support noted
Wayne Obrien	Policies - Natural Environment	NE3	<p>Map error – gardens of nos 41/43 Lowerhouse Crescent, Burnley</p> <p>I am writing to request a formal change to the Local Plan Proposals Map, which I understand is in the process of being amended by an updated Local Plan for the Borough.</p> <p>I live at No. 43 Lowerhouse Crescent in Burnley and the garden of my house [] has been incorrectly included within a policy designation in the Local Plan that is not relevant to the land as it is the private garden space of our houses.</p> <p>I have provided below evidence of the current and proposed Local Plan Proposals Maps that I hope shows how this error can be corrected before the new Local Plan is adopted.</p> <p>The Base Map on which the Proposals Map is drawn correctly shows the boundary of the gardens of the houses at No's 41 and 43, but for some reason they are covered by Policy designation CF3 – 'PROTECTION OF EXISTING PUBLIC PARKS, INFORMAL RECREATION AREAS, MAJOR OPEN AREAS, PLAY AREAS AND OTHER AREAS OF OPEN SPACE'. (See the plans below).</p>	<p>Whilst most of the proposed Protected Open Spaces in the new Local Plan are in the Council's ownership, it is not a prerequisite for their inclusion. Protected Open Space does not need to be publicly accessible. These open spaces are Protected from inappropriate development because of their value and are not necessarily public open spaces.</p> <p>The red dots referred to on the new Policies Map show the extent of the Woodland Ecological Network. The Ecological Networks run over a large number of properties as species may pass through or over them to get to other sites and is considered necessary to seek to protect these networks where they do so. This is unlikely to adversely affect homeowners and would not affect their permitted development rights.</p>

			<p>Policy CF3 forms part of a larger area to the north that is an appropriate designation for that land, but the designation on the Proposals Map should clearly not include my garden or that of my neighbour.</p> <p>My garden is not public open space and should never have been designated as such. I have marked the plan above to show the extent of our gardens that should be excluded from the designation.</p> <p>Draft proposals for the Local Plan from 2014 (shown below) seem to draw the CF3 designation as a new 'Local Nature Reserve – Lowerhouse Lodges'. I have copied the map below and helpfully this proposal actually looks to exclude my garden and that of my neighbour from this designation.</p> <p>I note now that the Local Plan Preferred Option Proposals Map (shown below) shows a woodland designation on the land (red dots) so would like to formally object to this proposal. This should be amended back to the designation on the 2014 draft, so that my garden is within the urban area.</p>	
Lancashire Wildlife Trust	Policies - Natural Environment	NE4	The Trust is pleased to see, and supports the inclusion of Policy NE4: Trees, Hedgerows and Woodland and supporting text.	Support noted
The Woodland Trust	Policies - Natural Environment	NE4	<p>We welcome the strong protection given to aged or veteran trees and to ancient woodland in para 1 of Policy NE4. These habitats are irreplaceable, so it is vital that they are given the strongest possible level of protection from damage or destruction as a result of development.</p> <p>In para 6, we welcome the commitment to replace trees removed as a result of development. However, the phraseology in relation to the number of trees to be planted is a little ambiguous. We would prefer it to say that replacement of trees should be on a 2 for 1 or even 3 for 1 basis. A newly planted tree will take many decades to grow and provide the same biodiversity or amenity value as a mature tree which has been removed. Also, particularly in harsh street environments, a proportion of newly planted trees may not survive.</p> <p>The policy is deficient in that it talks about protection of trees and woods but does not make any commitment to seeking opportunities to plant new trees or create new areas of woodland or expand existing ones. We are aware of the Forest of Burnley initiative which created a large amount of new woodland in the Burnley area from 1997 onwards and it would be good if the new Local Plan could make some commitment to continuing this expansion of woodland cover. There is a reference in Policy NE3 to extending tree cover where practical but it would be good to see this included in more detail in Policy NE4.</p>	<p>Support for clause 1) noted.</p> <p>With regards to clause 6) the suggested replacement ratio for trees to be lost that are not of a type identified under clause 1), ie requiring a minimum of 2:1 or 3.1 is considered unduly onerous and prescriptive. The policy as worded allows the ratio to be lower of higher than 1:1 having regard to the age, number and size of trees or length of hedgerows to be lost. Additional wording has been added to also take into account 'their environment and likely survival rate'.</p> <p>Policy SP6, NE1 and NE3 as drafted support new woodland creation for all the benefits it can deliver. In particular woodland creation is identified as a key element of green infrastructure provision and natural open space and this is reflected in the strategic policy SP6: Green Infrastructure.</p> <p>The NPPF states at para 154 that Local Plans should 'only include policies that provide a clear indication of how a decision maker should react to a development proposal.</p> <p>Policy NE4 is a development management policy and as such it is not considered appropriate to set out aspirations or targets for the expansion of woodland cover in the policy.</p>

			<p>We would like to see the Council adopt a target for expansion of woodland cover. Woodland Trust has developed an Access to Woodland Standard which aspires that everyone should have a small wood of at least 2 hectares within 500 metres of their home and a larger wood of at least 20ha within 4km of their home. It is possible to derive from these standards targets for the amount of new woodland which is needed in a particular area and we would be pleased to discuss with your officers how to do this, if it is of interest. Currently our figures show that 45% of people in Burnley have a small wood within 500 metres of their home, so the Council is already performing quite well against the standard: the average for England is only 16%.</p>	
Canal & River Trust	Policies - Natural Environment	NE5	<p>We welcome and support the policy in relation to ensuring that new development will not be permitted to adversely affect the quality of watercourses and waterbodies which include the Leeds & Liverpool Canal.</p>	Support noted
The Coal Authority	Policies - Natural Environment	NE5	<p>Representation No.1</p> <p>Site/Policy/Paragraph/Proposal – Policy Omission, Unstable Land</p> <p>[Table]</p> <p>Objection – The Coal Authority in answering questions at the issues stage identified that the most appropriate answer is was to ensure that where contamination or unstable land is suspected suitable site investigation and assessment should be carried out and remediation measures of a suitable standard proposed. We further stated that The Coal Authority had no specific preference for whether the land stability and pollution should be in a separate or combined policy within the plan.</p> <p>Unfortunately for some reason the plan does not address land instability at all. As we identify above the defined Coal Authority Development High Risk Area covers some 23.28% of the plan area. In that area coal mining legacy features pose a significant risk to new development. Land instability is a locally distinctive issue which covers a very substantial part of the plan area.</p> <p>Issues of coal mining legacy need to be adequately addressed in Local Plans line with the requirements of the NPPF, paragraphs 109 and 120-121 and Section 45 of Planning Practice Guidance. At present the Local Plan must be considered unsound.</p> <p>The text in the introduction to Policy NE5 does make reference to land instability but the matter is not contained within Policy NE5.</p> <p>Change Requested – Amend Policy NE5 to include a section on Land</p>	<p>Land instability was not included within policy NE5 (which included contamination and pollution) at Preferred Options as it should have been. This was noticed too late to be added to the Plan at that stage. The Policy and supporting text have now been amended to include this along similar lines as suggested by the Coal Authority.</p>

			<p>Instability to read as follows: “Unstable Land 9) On sites that are known to be or potentially unstable, applicants will be expected to carry out an appropriate assessment by a suitably qualified and experienced specialist. The assessment should form an appropriate geo-technical report or a Coal Mining Risk Assessment that demonstrate that the proposed development is safe and stable or can be made so. Prior to the commencement of development (or in accordance with an alternative programme agreed), any necessary remediation, treatment or mitigation works shall be carried out to make the site safe and stable and to protect public safety.”</p> <p>Reason – To ensure that issues of coal mining legacy are adequately addressed in line with the requirements of the NPPF, paragraphs 109 and 120-121</p>	
Environment Agency	Policies - Natural Environment	NE5	The policy states that, “Development will not be permitted where it would have an adverse effect on the quality or quantity of groundwater resources or watercourses and water bodies”, which we support. A reference could also be made in the policy to the role appropriate SUDS can play in protecting and improving water quality.	<p>Support for clause 8) is welcomed. SUDS are dealt with in a separate policy, CC5, and paragraph 5.6.51 discusses how SUDS can help improve water quality.</p> <p>The Council has tried to avoid duplicating policy and instead highlighting important cross references in the supporting text.</p>
Lancashire County Council	Policies - Natural Environment	NE5	The LLFA supports the Environment Agencies comments on the above policies.	Support noted. See response to EA comment ref 1363.
Cllr Cosima Towneley	Policies - Natural Environment	NE5	<p>Suggested policy: Light pollution & new development - Housing & Employment Areas</p> <p>There does not seem to be a policy concerning the control of light pollution which is an undoubted problem in the area.</p> <p>There is no Burnley night sky whether in the urban centres or the surrounding landscape. It would be useful to develop a policy for future developments to limit the lighting of any development, but especially those taking place in the countryside or as 'add ons' to present development.</p>	Applications for lighting in relation to shopfronts and advertisements will be addressed under Policy TC8 and the forthcoming Shopfront and Advertisement Design SPD. Other proposals for involving outdoor lighting will be addressed using policies SP4 and SP5 and Policy NE5 which specifically addresses light pollution. The relevant policy clause (5) has been amended and strengthened to reflect the concerns raised.
Burnley Wildlife Conservation Forum	Policies - Natural Environment	Para 5.5.24 - 5.5.25 (NE1)	<p>In the final part of the last sentence of page 161’s para 5.5.24 ‘right for the species and the area’ is too vague and should be more specific and replaced by ‘appropriate for the range of habitats present and the flora and fauna species likely to be found in them.’</p> <p>In the following para 5.5.25’s last sentence it would be better to remove ‘free or paid’ from its beginning and simply state ‘advice on certain developments is available from Natural England’ so that developers are not deterred from making initial enquiries to Natural England.</p>	<p>The text of 5.5.24 has been amended to reflect the response.</p> <p>5.5.25 is factually correct and will not necessarily deter applicants from seeking advice.</p>

Burnley Wildlife Conservation Forum	Policies - Natural Environment	para 5.5.43 (NE3)	In the Landscape Character section in page 165's para 5.5.43 the following should be added to the end of the final sentence: 'to maintain or where possible enhance biodiversity.'	The text has been amended as suggested.
Burnley Wildlife Conservation Forum	Policies - Natural Environment	para 5.5.45 (NE4)	In the Trees, Hedgerows and Woodland section, page 166 para 5.5.45, in the second sentence remove 'can often be taken for granted but,' a generalized assumption /impression which is too negative, out of place and not needed in a section devoted to positively valuing and protecting trees, hedgerows and woodland.	The text has been amended as suggested.
Burnley Wildlife Conservation Forum	Policies - Natural Environment	Policy Omission - Local Nature Reserves	Local Nature Reserves: Omission of Search Areas – Reasons for Objection Burnley has only 2 LNRs at the Deerpond and Lowerhouse Lodges, designated in 1997 and 2000 respectively, and further LNR designations are overdue. The Green Infrastructure Strategy, page 32 refers to Burnley's LNR provision being below the Natural England recommendation of 1ha per each 1,000 population and identifies 4 LNR 'search areas' for new designations (identified on the basis that they can also form part of the biodiversity network, are of high biodiversity value and are close to areas of population) at Towneley Park/Timber Hill, River Calder washlands, River Brun and River Don including Brun Valley Forest Park and a Lowerhouse Lodges LNR extension. Although the Preferred Options 'Natural Environment' section devoted to LNRs, page 24 para 2.7.14 to 16, states that 'the land area of LNRs in Burnley totals 8.27 ha, far short of the 87ha recommended for Burnley's population,' it fails to mention the Green Infrastructure Strategy's 4 LNR 'search areas' and whilst the Issues and Options map illustrated the 4 LNR 'search areas' these have been removed from the Preferred Options map. Further LNR provision will contribute positively to enhancing biodiversity conservation, environmental sustainability and climate change mitigation and should be an important aspiration of the New Local Plan and the 4 LNR 'search areas' should be referred to and individually listed in an addition to the two LNR sections, page 24 para 2.7.14 to 16 and page 159 para 5.5.12, and these 4 LNR 'search areas' should be reinstated on the Preferred Options Map.	LNRs are declared by a statutory process separate from the Local Plan process. The shortfall of the recommended quantity of LNRs is noted at 5.5.11. Work on identifying and declaring LNR is being led by the Council's Green Spaces Team and as this work has not yet been completed it is not considered appropriate for new LNRs to be identified on the Policies Map until such time as they exist. The areas of search identified at Issues and Options stage in early 2014 are however, all either Protected sites/Open Spaces under Policy NE1 and NE2, or are in the open countryside protected under Policy SP4; and as such they would be protected by the Plan should they be declared.

Section 5.5 – Climate Change

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Environment Agency	Policies - Climate Change	CC1	We support the principle of the policy in that it support renewable a low carbon energy and these will help to mitigate against the effects of climate change.	Support noted
Lancashire County Council	Policies - Climate Change	CC1	CC1 Renewable and Low Carbon Energy The LLFA supports the Environment Agencies comments on the above policy.	Environment Agency comment 1364 supports the principle of policy CC1. LCC support noted.
National Trust	Policies - Climate Change	CC1	There is a general concern that the approach to all energy developments (i.e. also including Policies CC2 and CC3) has not adequately the addressed the potential for adverse impacts upon the historic environment, including upon the settings of heritage assets. All types of energy developments have the potential to impact upon the significances of heritage assets in a variety of ways, not least through visual impacts. Whilst the reference to 'townscape' is noted this is not a suitable proxy for the historic environment. It is requested that an additional is criterion is added as follows: "do not have an unacceptable adverse effect on buildings or sites of heritage importance or their wider settings"	The suggested additional criteria wording is not consistent with the NPPF or the proposed policy wording of HE2 to HE4 which allow for harm to significance only where it is outweighed by the public benefits of a proposal. The Local Plan should be read as a whole. Conservation and enhancement of heritage assets is covered by Policies HE2, HE3 and HE4 and it is not considered necessary to repeat the requirements in Policy CC1. Repetition can weaken rather than strengthen policies. Policy CC1 (1) also makes explicit the need for proposals to satisfy the requirements of other relevant plan policies alongside criteria a) to e), and the supporting text in para 5.6.17 has been amended to strengthen the cross referencing of this important issue.
Burnley, Pendle and Rossendale Green Party	Policies - Climate Change	CC1 - CC5	Climate Change and Renewable Energy The Plan has a section on climate change and renewable energy. The issue of climate change should not be sectioned off. It is not a discrete issue. It should run through the entire Plan and each section, house building, employment land requirements, transport etc should have at its core how it will tackle climate change. The Plan does not mention COP21 or the Paris Agreement at all. The Plan's Policies on climate change say that renewable and low carbon development will be supported where it complies with the remainder of the Plan. There is no equivalent requirement for other policies to comply with Policies CC1- CC5, even though there is significant risk of flooding at a number of the sites identified for residential development for example.	Climate change is one of many issues which are cross-cutting. The approach of addressing these cross-cutting issues in detail in each relevant policy was considered but it is felt that such repetition can weaken policy rather than strengthen it and this approach would make the Plan cumbersome. Climate change mitigation and adaptation are however addressed throughout the Plan: In the Key Challenges, Vision and Objectives; in the Strategic Policies and other Policies on the Natural Environment, Climate Change and Infrastructure chapters. Strategic Policies including Development Strategy (SP4) Design and Sustainability (SP5) and Green Infrastructure (SP6) influence all proposed development and are also reflected in the site specific allocation policies.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>There is no mention of or investigation into public support for renewable energy. The public are generally supportive of renewable energy as opposed to fracking for example. This is particularly important where views from Pendle Hill are being considered – does that mean that no fracking sites should be in view from Pendle Hill also? Or white elephant industrial sheds? Public consultation needs improvement generally in the Plan but not more so than in relation to Renewables and fracking.</p> <p>The majority of the Renewable Energy section is focused on excluding the majority of the Borough from becoming potential sites for onshore wind. This is particularly frustrating given that the Plan is easily able to identify Green Belt which should be built on with warehouses. The Plan needs to identify proposed sites for onshore wind and take further advice as currently the Plan's policies seem to be based on evidence from just one consultant.</p> <p>Onshore wind policy is particularly important as the current Government has moved the goal posts such that if a local plan doesn't mention a site as suitable for onshore wind then planning can't be granted for such site. The Plan should, therefore, make it a priority to identify as many suitable sites as possible.</p> <p>Paragraph 94 of the NPPF says that planning plays a key role in securing radical reductions in greenhouse gas emissions. The climate change and renewables policies in the Plan fall far short of radical.</p> <p>The Plan should be ambitious and aim for Burnley to lead the way so that it is the number one urban area for meeting energy demand with renewable energy by 2032.</p>	<p>The supporting text (para 5.6.1) has been updated to include reference to the Paris Agreement.</p> <p>The Plan is to be read as a whole and all relevant development proposals are subject to Policies CC4 and CC5 relating to flood risk along with other any other policies in the Plan which may apply. Sites allocated in areas at risk of flooding (from rivers or other sources eg surface water) have been subject to Strategic Flood Risk Assessment which forms part of the plan's evidence base.</p> <p>Policies CC1 and CC2 take a positive approach to renewable and low carbon energy development, including wind energy, subject to wider environmental and amenity considerations and other relevant plan policies. Most of the borough is identified as Areas Suitable for Wind Energy Development in principle. The proposed policy on wind energy development is consistent with national policy in the NPPF and Written Ministerial Statements and informed by the Council's evidence base. Policy CC3 does state that in assessing wind energy proposals, the Council will give positive weight to community-led initiatives or where there are direct benefits to community through their involvement. The Plan has been subject to extensive consultation.</p> <p>Applications for 'fracking' development are determined by Lancashire County Council considered against the Minerals and Waste Local Plan as these are County Matters. Their potential landscape impacts would be considered by LCC. Landscape impacts of employment development are addressed in policy NE3 which requires planning applications to be supported by a landscape analysis and management plan in appropriate cases. The Plan does not seek to exclude most of the borough as a suitable area for wind energy development. On the contrary, Policy CC2 identifies the majority of the borough as a suitable area where it can be shown to be acceptable according to landscape sensitivity evidence and where it satisfies criteria set out in Policy CC3 and other local plan policies. The Local Plan identifies suitable areas for wind energy development in line with the Written Ministerial Statement June 2015 which stated</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
				that wind energy development would only be permitted where it was within an area identified as suitable in Local or Neighbourhood Plans. Previous consultation responses including those from renewables industry clearly favoured criteria based policy approach over identification of suitable areas or individual sites which the developer is best placed to propose. Responding positively to the WMS, the Council's chosen approach to identification of suitable areas is based on a landscape character and sensitivity evidence base in common with neighbouring South Pennine authorities provided by leading consultants in the field.
National Trust	Policies - Climate Change	CC2	<p>There is a general concern that the approach to all energy developments (i.e. also including Policies CC1 and CC3) has not adequately the addressed the potential for adverse impacts upon the historic environment, including upon the settings of heritage assets. All types of energy developments have the potential to impact upon the significances of heritage assets in a variety of ways, not least through visual impacts.</p> <p>It is requested that an additional is criterion is added as follows:</p> <p>"2 f) in all areas avoid siting turbines in locations where they would have an unacceptable adverse effect on buildings or sites of heritage importance or their wider settings"</p>	<p>The suggested additional criteria wording is not consistent with the NPPF or the proposed policy wording of HE2 to HE4 which allow for harm to significance only where it is outweighed by the public benefits of a proposal.</p> <p>The Local Plan should be read as a whole. Conservation and enhancement of heritage assets is covered by Policies HE2, HE3 and HE4 and it is not considered necessary to repeat the requirements in Policy CC2. Repetition can weaken rather than strengthen policies.</p> <p>The supporting text in para 5.6.17 has been amended to strengthen the cross referencing of this important issue and specific reference to 'heritage' has been added to CC2 1) to make clear the need to meet the requirements of the Historic Environment Policies.</p> <p>Depending on their scale, design and prominence a wind turbine sited within the setting of a heritage asset may cause harm or substantial harm to the significance of the asset. Proposals will therefore need to assess the nature, extent and importance of a heritage asset and the contribution of its setting.</p>
Lancashire Wildlife Trust	Policies - Climate Change	CC3	The Trust is pleased to see, and supports the inclusion of item d), i.e. that "Measures are taken to avoid and where appropriate mitigate any negative effect of the development in terms of ecology, geology or hydrology, including; impacts of the development on deep peat areas, nature conservation features, biodiversity and geodiversity including habitats and species", in Policy CC3: Wind Energy Development.	Support noted.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Natural England	Policies - Climate Change	CC3	<p>5.6.21 refers to Pendle Hill but it is suggested that this is widened to include the AONB and its setting rather than a specific location. It is good to see the LPA are implementing the Written Ministerial Statement and Natural England broadly welcome the approach to identifying areas suitable for wind based on landscape sensitivity.</p> <p>There is an opportunity within the policy to be more proactive around avoiding deep peat potentially, especially where there is blanket bog. For example, if there are areas of deep peat/blanket bog in Burnley, these could be identified as part of this policy. Policy CC3 could be strengthened with regard to blanket bog e.g. wind development on blanket bog would not normally be acceptable. In general nature conservation should be more prominent.</p>	<p>This paragraph (now 5.6.22) has been amended to add reference to the wider the wider Forest of Bowland AONB.</p> <p>Broad support for approach to identifying suitable areas based on landscape sensitivity is noted.</p> <p>The rationale for referring to one specific irreplaceable habitat in this Policy rather than relying on Policy NE1 is not understood. Wider ecological/nature conservation issues are addressed by Policy NE1.</p> <p>It is not considered it appropriate to identify areas of blanket bog on the Proposals Map or to exclude them from areas identified as suitable for wind energy development. Suitable Areas have been identified on the basis of landscape sensitivity evidence and it is felt that the introduction of specific ecological impacts to remove areas would conflict with this approach.</p>
National Trust	Policies - Climate Change	CC3	<p>There is a general concern that the approach to all energy developments (i.e. also including Policies CC1 and CC2) has not adequately the addressed the potential for adverse impacts upon the historic environment, including upon the settings of heritage assets. All types of energy developments have the potential to impact upon the significances of heritage assets in a variety of ways, not least through visual impacts.</p> <p>It is requested that an additional is criterion is added as follows:</p> <p>"k) the development would not have an unacceptable adverse effect on buildings or sites of heritage importance or their wider settings"</p>	<p>The suggested additional criteria wording is not consistent with the NPPF or the proposed policy wording of HE2 to HE4 which allow for harm to significance only where it is outweighed by the public benefits of a proposal.</p> <p>The Local Plan should be read as a whole. Conservation and enhancement of heritage assets is covered by Policies HE2, HE3 and HE4 and it is not considered necessary to repeat the requirements in Policy CC1. Repetition can weaken rather than strengthen policies.</p> <p>The supporting text in para 5.6.17 has been amended to strengthen the cross referencing of this important issue.</p> <p>Depending on their scale, design and prominence a wind turbine sited within the setting of a heritage asset may cause harm or substantial harm to the significance of the asset. Proposals will therefore need to assess the nature, extent and importance of a heritage asset and the contribution of its setting.</p>
The Woodland Trust	Policies - Climate Change	CC4	<p>With reference to Policies CC4 and CC5, we would also like to see some mention made of the important role which trees and woods can play in helping to reduce or alleviate certain types of flooding.</p>	<p>The supporting text in relation to Policy NE4 Trees, Woodland and Hedgerows (5.5.45) acknowledges the role of trees in helping to alleviate flood risk.</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>Trees and woodland can reduce localised flooding and alleviate the effects of larger floods in a variety of ways, including:</p> <ul style="list-style-type: none"> • Water penetrates more deeply into the woodland soils (higher infiltration rates) leading to less surface run-off. • Trees, shrubs and large woody debris alongside rivers and streams and on floodplains act a a drag on flood waters, slowing down floods and increasing water storage. • Trees protect soil from erosion and reduce the sediment run-off, which help the passage of water in river channels, reducing the need for dredging. • The greater water use of trees can reduce the volume of flood water at source. • Trees slow the speed at which rain reaches the ground, with some rain evaporating into the atmosphere - even in winter native deciduous trees intercept up to 12% of rainfall. 	See also response on this issue in relation to Policy CC5 below.
Environment Agency	Policies - Climate Change	CC4	There may be instances where some flood risk management measures are not necessary now but may be in the future. This is a 'managed adaptive approach', for example, setting a development away from a river so it is easier to improve flood defences in the future. We would suggest that the policy is amended to reflect this.	Policy CC4 has been amended with an additional of cause at 6) b) iv) to reflect the managed adaptive approach recommended by the EA and supporting text added at para 5.6.39.
Lancashire County Council	Policies - Climate Change	CC4	<p>CC4 Flood Risk</p> <p>The LLFA supports the Environment Agencies comments on the above policies.</p>	<p>(See EA Comment 1365)</p> <p>Policy CC4 has been amended with an additional of cause at 6) b) iv) to reflect the managed adaptive approach recommended by the EA and supporting text added at para 5.6.39</p>
NFU North West	Policies - Climate Change	CC4-CC5	<p>"At a time when farmers and landowners along the length of river catchments are being asked to play an increasing role in catchment management and 'slowing the flow,' work which will benefit communities along the catchment in reducing flood risk, the NFU feels that it is important to stress the importance of the alignment of plans, strategies and projects dealing with climate change adaptation and flood risk management. This is to ensure that increasingly vital work right along the catchment by farmers (e.g. tree planting, leaky dams, flood water storage, changed farm practices) which all work to protect communities, are not compromised or undermined by planning policies and poorly designed and sited urban developments. Unsustainable development up and down the catchment as well as disconnected plans and priorities can contribute to devastating consequences caused by flooding in rural and urban communities. There should also be adequate compensation or incentive for providing these 'services'. However, it is appreciated that this is currently outwith the remit of local planning</p>	The Plan is informed by the Council's Strategic Flood Risk Assessment which is itself informed by Environment Agency (EA) and Lancashire County Council (Lead Local Flood Authority (LLFA)) plans and strategies in relation to fluvial and other sources of flood risk. Relevant EA plans include River Basin and Catchment Flood Management Plans and the Burnley, Nelson and Colne Flood Risk Management Strategy. In terms of local flood risk the LLFA's Lancashire and Blackpool Flood Risk Management Strategy 2014-2017 forms part of the Plan's evidence base. Any future updates of these plans/strategies will be used to inform the Local Plan as it is reviewed. Plan policies CC4 and CC5 seek to ensure development contributes to reduced risk of flooding generally, including in areas where agricultural livelihoods may be impacted.

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>policy.</p> <p>The Preferred Options paper also references the joint Lancashire and Blackpool Local Flood Risk Management Strategy 2014-2017. This document will soon expire. The NFU feels that it is essential, given the opportunity to further strengthen planning policies at this stage of the plan process that deal with climate change adaptation, resilience and flood risk that there is alignment with any replacement strategy. It is essential that policies, strategies and plans are themselves future proofed and resilient, supportive of one another, are compatible, consistent and work in order to benefit all communities.</p> <p>The NFU has already set out its broad headline commitments dealing with flooding prior to the publication of its new Flooding Manifesto later this year. These are:</p> <ul style="list-style-type: none"> - The Importance of protecting agricultural land -Climate Change - Investment in flood risk management - Planning for flood and coastal risk management - Internal Drainage Boards - Agriculture's role in reducing flood risk - Planning For Urban Runoff - Natural Flood Management - Flooding and Compensation - Lessons Learned from the Netherlands - Flood Resilience & Preparedness 	<p>Policies CC4: Development and Flood Risk and CC5: Surface Water Management and Sustainable Drainage Systems (SuDS) relating to flood and water management.</p>
Lancashire County Council	Policies - Climate Change	CC5	<p>CC5 Surface Water and SUDs</p> <p>The LLFA supports the Environment Agencies comments on the above policies. In addition, the LLFA are pleased to note the inclusion of a proposed maintenance regime for the lifetime of the development within the requirements of Policy CC5 however we would request that this should include the word 'management' too. This ensures that not only is the maintenance plan robust and approved but also who is going to maintain the features is clearly identified. As management responsibilities can change over time some protection on how these will be managed going forward to cover the lifetime of the development is fundamental.</p>	<p>Policy CC5 clause 3) has been amended to add reference to QBar (mean annual greenfield peak flow) rates as suggested by the EA (Comment ref 1366) and footnotes added with links to a government publication which explain these and a free web based tool for their calculation.</p> <p>Policy CC5 clause 3) d) has also been amended to refer to management as suggested by LCC.</p>
United Utilities	Policies - Climate Change	CC5	<p>United Utilities is pleased to see emphasis on the need to encourage new development to explore all methods for minimising surface water run-off. We welcome the inclusion of the text within this policy requiring all new</p>	<p>Support noted.</p> <p>For major development applicants are required to demonstrate</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
			<p>development to discharge surface water in accordance with the surface water drainage hierarchy.</p> <p>We request that developers/applicants clearly demonstrate with evidence how they have applied the surface water drainage hierarchy as part of the consideration of development sites.</p>	how they comply with the surface water drainage hierarchy set in Policy CC5.
The Woodland Trust	Policies - Climate Change	CC5	<p>With reference to Policies CC4 and CC5, we would also like to see some mention made of the important role which trees and woods can play in helping to reduce or alleviate certain types of flooding.</p> <p>Trees and woodland can reduce localised flooding and alleviate the effects of larger floods in a variety of ways, including:</p> <ul style="list-style-type: none"> • Water penetrates more deeply into the woodland soils (higher infiltration rates) leading to less surface run-off. • Trees, shrubs and large woody debris alongside rivers and streams and on floodplains act a drag on flood waters, slowing down floods and increasing water storage. • Trees protect soil from erosion and reduce the sediment run-off, which help the passage of water in river channels, reducing the need for dredging. • The greater water use of trees can reduce the volume of flood water at source. • Trees slow the speed at which rain reaches the ground, with some rain evaporating into the atmosphere - even in winter native deciduous trees intercept up to 12% of rainfall. 	Policy CC5 starts by emphasising that: 'In order to minimise surface water run off from sites: a) existing green infrastructure should be retained and integrated and where possible enhanced in line with Policy SP6'. The supporting text in relation to Policy NE4 Trees, Woodland and Hedgerows (5.5.45) acknowledges the role of trees in helping to alleviate flood risk.
Junction Property Ltd.	Policies - Climate Change	CC5	<p>Our Client is generally supportive of the approach to this policy and supports the need for sustainable drainage techniques in reducing the risk of flooding and harm to the environment.</p> <p>Notwithstanding this, the Local Plan should not be seek to a) unnecessarily replicate the role of the Environment Agency through its policies or b) require developers to incorporate unnecessarily onerous drainage measures that go above and beyond what is necessary for each site on its own merits. As we highlighted above [see separate comments], the burdens of combined policy requirements can impact upon the viability of development.</p>	<p>General support noted.</p> <p>Policy CC5 reflects national policy and advice in relation to surface water and SUDS along with the advice of the Lead Local Flood Authority who have responsibility for surface water flood risk. The policy also reflects EA advice resulting from December 2015 floods in Burnley, Padiham and neighbouring boroughs, specifying 'greenfield' run off rates from development in order to minimise overall flood risk.</p> <p>The implications of combined Local Plan policies on development viability has been the subject of detailed assessment as part of the Plan's evidence base (Plan Viability Assessment March 2017).</p> <p>Where viability considerations mean that the meeting of other policy requirements is not possible then the Council would</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
				need to decide whether the development in question could be supported when judged against the policies in the plan as a whole.
Environment Agency	Policies - Climate Change	CC5	<p>In light of the recent flooding events in Burnley, Padiham and downstream Whalley, we would recommend that Policy CC5 is changed so that major developments will not increase flood risk by increasing surface water runoff. The current wording refers to greenfield rates but does not quantify the rate. We would suggest that QBar (mean annual greenfield peak flow) is used. This is a method supported by current guidance:</p> <p>“3) In respect of major developments, SUDs will be required and surface water runoff from developed and undeveloped greenfield sites should be restricted to Greenfield Qbar rates...”</p>	Policy CC5 clause 3) has been amended to add reference to QBar (mean annual greenfield peak flow) rates and footnotes added with links to a government publication which explains these and a free web based tool for their calculation.

Section 5.7 – Infrastructure and Connectivity

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Lancashire County Council	Policies - Infrastructure and Connectivity	IC1	<p>(Comments on SHLAA sites at Worsthorne and Brownside)</p> <p>Access to the village is restricted to three routes, two of which are single track in places with a 60mph (derestricted) speed limit. The third route is via Brownside Road which has a length over which traffic is restricted to one way working at two locations due to parked vehicles where residents have no alternative parking facilities. If development proposals do come forward, we would expect significant investment to overcome some of these issues in the interests of public safety, sustainable access and amenity. In view of the various sites proposed for the Worsthorne area there are concerns that the cumulative impact of multiple developments may be severe on each of the 3 possible access routes into the village, but especially impact on junction capacity at C661 Brownside Road / C660 Brunshaw Road roundabout is a major concern. Specifically 5 year growth will likely see capacity issues for any development (or group of developments) resulting in between 75-100 residential units by 2021. Any additional numbers will accelerate the capacity problem. Mitigation is likely to be required to increase junction capacity. Most likely form will be signalling the junction.</p>	In response to the County Council's response to the SHLAA, the Council has liaised with LCC to identify suitable mitigation measures. The need for a signalised junction has been agreed and contributions may be sought for sites HS1/15 HS1/20, HS1/31 HS1/36 and HS1/38 as appropriate and allowable under Policy IC4 and legislation.
Canal & River Trust	Policies - Infrastructure and Connectivity	IC1	We support the broad aims of the policy to promote sustainable travel options, especially walking and cycling. The canal towpath provides an ideal environment for such forms of travel and we welcome that the policy seeks to promote and improve sustainable travel routes.	Support noted. The canal towpath is identified as part of the borough's green infrastructure network.
Burnley, Pendle and Rossendale Green Party	Policies - Infrastructure and Connectivity	IC1	Policy IC1 (Sustainable Travel) establishes a hierarchy of sustainable modes of travel. Private vehicles are placed at the bottom of this hierarchy. This is in direct contradiction to the Plan's policies on housing, which calls for building new suburban semi detached houses with off road parking over reinstating empty housing stock without off road parking and is justified by supposed personal preference of hypothetical purchasers.	<p>The housing sites identified in the Proposed Submission Plan are all considered to be in sustainable locations where residents will not be reliant for their everyday needs on the private car. This was a key criteria in the SHLAA assessment that has been applied to all sites. As such there is not considered to be a fundamental conflict between the housing allocations and Policy IC1.</p> <p>Whilst the plan encourages the use of sustainable methods of transport for social and environmental reasons, (and also supports greater electric car use) it is not considered appropriate to allow/prevent development including adequate parking facilities. Requirements to improve opportunities for sustainable travel to and from the housing sites has been included within the housing site allocation</p>

				<p>policies where appropriate.</p> <p>The plan is required to meet the Objectively Assessed Need for housing, both in qualitative and quantitative terms. The housing requirement includes an allowance for the re-use of Empty Housing Stock as explained in Policy SP2.</p>
Highways England	Policies - Infrastructure and Connectivity	IC1	<p>Highways England is supportive of the policies (IC1 and IC2) which seek to encourage new developments to; promote sustainable travel; provide safe and convenient access; and contribute towards the provision or improvement of on or off-site infrastructure to ensure that developments will not materially reduce highway safety or reduce the highway network.</p> <p>Highways England would expect to work alongside Burnley Borough Council and Lancashire County Council to plan improvements to infrastructure where there is an interface with the SRN.</p>	<p>Support welcomed.</p> <p>The Council has been liaising with Highways England with regard to likely impacts on the SRN. The Council in partnership with Lancashire County Council has commissioned a Highways Impact Assessment, in consultation with Highways England to assess the impact of the proposed new housing and employment developments identified in the Local Plan Preferred Option on both the Strategic and Local Road Network. The study assesses the impact of additional traffic at 11 key junctions. Mitigation proposals have been agreed with Highways England and included in the Draft Infrastructure Delivery Plan.</p> <p>Highways England have also been consulted on a draft of the IPD and their comments have been included in the Draft to be published alongside the Proposed Submission Plan.</p>
Highways England	Policies - Infrastructure and Connectivity	IC2	<p>Highways England is supportive of the policies (IC1 and IC2) which seek to encourage new developments to; promote sustainable travel; provide safe and convenient access; and contribute towards the provision or improvement of on or off-site infrastructure to ensure that developments will not materially reduce highway safety or reduce the highway network.</p> <p>Highways England would expect to work alongside Burnley Borough Council and Lancashire County Council to plan improvements to infrastructure where there is an interface with the SRN.</p>	<p>Support welcomed.</p> <p>The Council has been liaising with Highways England with regard to likely impacts on the SRN. The Council in partnership with Lancashire County Council has commissioned a Highways Impact Assessment, in consultation with Highways England to assess the impact of the proposed new housing and employment developments identified in the Local Plan Preferred Option on both the Strategic and Local Road Network. The study assesses the impact of additional traffic at 11 key junctions. Mitigation proposals have been agreed with Highways England and included in the Draft Infrastructure Delivery Plan.</p> <p>Highways England has also been consulted on a draft of the IPD and their comments have been included in the Draft to be published alongside the Proposed Submission Plan.</p>
Metacre Ltd.	Policies - Infrastructure and Connectivity	IC3	<p>Appendix 9 'Car Parking Standards' states that electrical vehicle charging points (EVCP) will be required for every detached dwelling for schemes over 10 houses.</p>	<p>NPPGF paragraph 206 is not relevant here. Policy requirements are not conditions attached to planning permissions. The relevant issue is whether the policy</p>

			<p>NPPF paragraph 206 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. With regards to being necessary PPG confirms that the key question in this regard is whether it would be appropriate to refuse planning permission without the requirements imposed by the condition.</p> <p>A condition requiring EVCPs for every detached dwelling fails the tests of being necessary and reasonable for the following reasons.</p> <p>Nowhere in NPPF does it stipulate that EVCPs are necessary to make residential development acceptable and sustainable. Furthermore whilst specific electrical charging points may be beneficial in terms of reducing the time taken to recharge a vehicle and making the process easier, they are not a pre-requisite for the future occupiers of the dwellings to own and use an electrical vehicle. Furthermore these EVCP can be retrospectively fitted if a future occupier so desired and there is no basis to suggest that the absence of an EVCP would be a disincentive to persons purchasing an electric vehicle. Furthermore the fitting of EVCP to each dwelling is unlikely to provide any real incentive to purchase an electric vehicle as there are far greater influencing factors for such a purchase.</p> <p>One of the tests for conditions is that they are reasonable. It is unreasonable to require a developer to incur the costs of fitting EVCPs to every detached house as it is highly unlikely that the occupiers of all of the proposed dwellings would own an electric vehicle and it is unrealistic to suggest that the provision of EVCPs will be a strong determining factor in influencing occupiers to purchase such a vehicle.</p> <p>This requirement in Appendix 9 is therefore unjustified and should be deleted.</p>	<p>requirements are 'sound'.</p> <p>The NPPF states that 'plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles'.</p> <p>It is contended therefore that the NPPF does support in principle policies to encourage and or require electric vehicle charging points.</p>
Canal & River Trust	Policies - Infrastructure and Connectivity	IC4	<p>We welcome that new development will be required to contribute to address the impacts on off-site infrastructure. For example, canal infrastructure such as bridges and the towpath may require works to ensure that they fit for purpose due to increased usage associated with adjacent development. In the case of towpaths, a new residential scheme linked to the towpath would increase usage of the towpath and lead to more wear and tear. Depending on the current state of the towpath, works to improve the towpath funded by the developer may be appropriate to ensure that it continues to fulfil its role as green</p>	<p>Support noted. Policy IC4 requires contributions towards the provision or improvement of off site infrastructure where necessary and reasonably related to the development in scale and kind.</p>

			infrastructure.	
H F Eccles & Sons	Policies - Infrastructure and Connectivity	IC4	<p>Policy IC4: Infrastructure and Planning Contributions</p> <p>We would reinforce the need to ensure that any planning obligations required as part of new developments are CIL compliant and meet the tests set out at paragraph 204 of the NPPF.</p> <p>It is also important that the viability of schemes is taken into account when determining the level of contributions to be required as part of new schemes. Paragraph 205 of the NPPF re-iterates that sufficient flexibility should be provided to ensure that developments are not stalled due to onerous obligations impacting upon the deliverability of the site.</p> <p>Any future policies relating to planning obligations should be sufficiently flexible to take viability matters into account.</p>	<p>The Council has not yet committed to the introduction of CIL. Policy IC4 states that where contributions are requested or unilaterally proposed and the viability of development proposals is in question, applicants should provide viability evidence through an 'open book' approach to allow for the proper review of evidence submitted and for reason of transparency. Where viability considerations mean that the provision of infrastructure (either directly by a developer or through contributions towards its provision) or the meeting of other policy requirements is not possible then the Council would need to decide whether the development in question could be supported.</p> <p>The Council is intending to prepare an SPD on Planning Contributions where further detailed advice and information will be developed, in consultation.</p>
Metacre Ltd.	Policies - Infrastructure and Connectivity	IC4	<p>Policy IC4 'Infrastructure and Planning Contributions' criterion 4) refers to contributions being sought for the on-going running and maintenance costs of services and facilities, whilst criterion 6) refers to the types of obligations which may be sought. This policy is not 'sound' as it seeks obligations for matters which would not comply with National Policy or the Community Infrastructure Levy (CIL).</p> <p>As the policy itself notes, any obligations must pass a number of tests which includes the obligation being necessary to make the development acceptable in planning terms; being directly related to the development and being fairly and reasonably related in scale and kind to the development.</p> <p>Planning obligations should not be used to secure contributions to the achievement of wider planning objectives that are not necessary to allow planning permission to be given for a particular development. The NPPF and CIL confirm that obligations must only be requested where they are needed to make a development acceptable in planning terms. PPG confirms under the heading 'When can planning obligations be sought by the local planning authority?' that "Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms." In other words, obligations can only be compliant with CIL and NPPF where development would have to be refused planning permission without them. Planning Practice Guidance</p>	<p>Policy IC4 states that the Council will seek planning contributions where development creates a requirement for additional or improved services and infrastructure and/or address the off-site impact of development to satisfy other policy requirements. As a result, any development which creates a requirement for new or improved infrastructure will be subject to policy IC4, in line with national policy. The circumstances in which contributions will be sought are clearly set out under policy IC4, bullet point 5.</p>

			<p>also confirms that planning obligations should not be sought to contribute to pooled funding 'pots' intended to fund the provision of general infrastructure in the wider area.</p> <p>The Council have not provided any robust justification to demonstrate how seeking obligations for matters such as public realm improvements, public art, improvements to Heritage Assets, waste management, policy infrastructure etc. would meet the above tests. Similarly it is considered that obligations towards on-going running and maintenance costs of existing services and facilities which serve the wider community may not comply with the above tests.</p>	
Junction Property Ltd.	Policies - Infrastructure and Connectivity	IC4	<p>Policy IC4 of the Local Plan seeks to secure developer contributions towards the provision of infrastructure and infrastructure improvements which are necessary to make development acceptable.</p> <p>Whilst footnote 96 of the Preferred Options document refers to the restrictions placed on funds received through Section 106 contributes, this needs to be made clear within the Policy itself.</p> <p>The Government's proposed changes to the CIL regulations outlined in paragraph 3.2 of the CIL: Consultation of further Regulatory Reforms (October, 2013) document will see a limit on the pooling of planning obligations collected through Section 106 from April 2015 or upon the local adoption of the charging schedule, whichever is sooner. The limitations will restrict the pooling of developer contributions from more than five sites for any individual infrastructure project or type of infrastructure. Any mechanism that attempted to fund significant infrastructure across more than five sites will need to be through CIL. As drafted the Policy does not make reference to this nor that Burnley do not have CIL.</p> <p>Our Client suggests that the last sentence of the second paragraph of Policy 3 should be amended as follows:</p> <p>"2) ... Planning contributions may be sought to fund a single item of infrastructure or to part of an infrastructure project or service in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor"</p>	The Council has not yet committed to the introduction of CIL. With regards to the restrictions pooling of contributions this information is referenced within the footnote and in national policy/legislation and therefore does not need to be repeated within the policy itself. It is entirely possible that these restrictions may change over the lifetime of the plan so it is important that the Policy is worded with longevity in mind.
Sport England	Policies - Infrastructure and Connectivity	IC4	<p>Sport England welcomes and supports the inclusion of sport and open space within policy IC4. However, it is unclear whether playing fields, including Artificial Grass Pitches would be included under the sport or open space types. Sport England would welcome some clarity within the policy.</p>	Whilst Policy IC4 lists number of appropriate matters that may be required to be funded by planning contributions, it makes clear that the list does not preclude other matters. Whilst playing fields, including artificial grass pitches are not specifically mentioned in the list they are clearly within the

				category of sport, leisure, recreational, cultural and other social and community facilities which are.
Sport England	Policies - Infrastructure and Connectivity	IC5	<p>Housing growth results in an increase in population with a corresponding increase in demand for sport from certain sections of that population. It is important existing sites are enhanced to create the capacity required to take that additional demand or provide new pitches where necessary. Sport England has developed a new strategic planning tool to estimate the demand for pitch sports arising from housing growth to be used alongside the Playing Pitch Strategy.</p> <p>There is a similar strategic planning tool that can be used to estimate the demand generated for other sports facilities (sports halls, swimming pools, bowling, and Artificial Grass Pitches. Please contact the Regional Sport England Planning Manager for information on its use and application.</p>	<p>The Council has prepared a Playing Pitch Strategy jointly with Rossendale and Pendle Borough Councils to provide a strategic framework for the provision, management and development of new playing pitches and ancillary facilities between 2016 and 2026. Sport England has been involved in the development of the strategy.</p> <p>An Indoor Sports Facilities Study has also been produced using the Sport England planning tool referred to and upon which Sport England were invited to comment. This concludes that existing facilities are sufficient to meet current and projected need.</p> <p>Policy IC5 seeks to protect sports provision subject to a continued need and/or require new or improved provision if a new need arises as a result of new development. Contributions for this may be sought under Policy IC4.</p>
University of Central Lancashire	Policies - Infrastructure and Connectivity	IC5	<p>UCLan do not object to the general wording of Policy IC5 and generally support the policies aim of promoting social and community infrastructure in appropriate locations. However, UCLan believe that the policy should be more positively worded in respect of the provision of, or extensions to, educational facilities within the borough. It is recommended that an additional criterion under the heading 'The Council will, where possible:' be added to read:</p> <p>'Support the provision of, and extension to, new educational facilities in sustainable locations that are able to serve the identified demand'</p> <p>Providing positive wording supporting such as this will help to deliver the vision and objectives (objective 10) of the Local Plan.</p>	<p>Educational facilities are considered to be social/community facilities and therefore covered by the policy. This policy is concerned with facilities that are required to support new development rather than the setting out the policy against which specific proposals for new or improved social and community infrastructure would be judged. Such new or improved provision will be determined using other relevant policies of the Plan e.g. SP4.</p>
Lancashire County Council	Policies - Infrastructure and Connectivity	Infrastructure - Education	<p>In response to the consultation on Burnley's Local Plan to 2032 – Preferred Options, I would like to thank you for the opportunity to be involved in this process.</p> <p>Overall Summary</p> <p>Section 14 of the education act 1996 dictates that Lancashire County Council's statutory obligation is to ensure that every child living in Lancashire is able to access a mainstream school place in Lancashire. Some children have Special Educational Needs for which they access</p>	<p>Comments noted and welcomed. The Council has further discussions with the LCC Education Team in preparing the Proposed Submission Document and the IDP.</p>

		<p>school provision outside of Lancashire.</p> <p>The team produces an Education Methodology document which outlines the Lancashire County Council methodology for claiming education contributions against housing developments.</p> <p>The impact of any housing development is assessed, with Primary school aged pupil accessing a school within 2 miles and a secondary school aged pupil within 3 miles. This is reflected within Lancashire County Councils Home to School Transport Policy. Pressure for additional school places can be created by an increase in the birth rate, new housing developments, greater inward migration and parental choice of one school over another. If local schools are unable to meet this demand, a new development can have an adverse impact on the infrastructure of its local community.</p> <p>Planning Obligations will be sought for education places where Lancashire primary schools within 2 miles and/or Lancashire secondary schools within 3 miles of the development are:</p> <ul style="list-style-type: none"> • Already over-subscribed, or • Projected to become over-subscribed within 5 years <p>If a large new housing development is proposed (more than 150 houses), it may not be feasible to expand existing schools. In such cases, Lancashire County Council will undertake an initial assessment on whether a site may be required, taking into account the existing provision in the area. If the development is large enough to justify the possibility of a new school, the developer may be asked to contribute a suitable school site as part of the development. The size of this site would be determined in accordance with DfE guidance.</p> <p>Within the preferred options local plan the housing trajectory showing the distribution of development planned for Burnley to 2032 is included, as follows:</p> <p>[Table provided]</p> <p>Depending on the position and feasibility of expansion of existing schools at the time of delivery of these developments there is a potential requirement for additional primary sites and an additional secondary school site. Given the scale of development and the need to assess the feasibility of existing sites for expansion there may be a need</p>	
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		<p>to identify additional primary school sites.</p> <p>Given the scale of development in Burnley we would welcome the opportunity to enter further discussion with the possibility of securing additional primary school sites in these areas, or if there are any groupings of small sites which could have an impact.</p> <p>Lancashire County Council would need to assess these developments to measure the impact on the local schools within the area to ascertain whether an education contribution would be required. An education contribution could include a school site.</p> <p>However, any developments which already have planning permission or developments where a planning application has been submitted and our assessment already sought will have already been counted, therefore, this position is expected to represent our maximum requirement.</p>	
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Section 6 – Monitoring

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
Lancashire County Council	Monitoring	Implementation	<p>Specific amendment requests to the Preferred Option document</p> <p>Chapter 6: Monitoring I note that Section 6 of the Local Plan includes a summary of the Infrastructure Delivery Plan (IDP) which is being produced alongside the Local Plan.</p> <p>The IDP will hold out of date information from when LCC last responded in 2014, therefore, please can you confirm that an updated IDP will be consulted upon in the near future, so amendments can be made?</p>	Ongoing engagement has and is taking place with Lancashire County Council regarding infrastructure and the IDP who have also been sent a draft for comment. The County Council will also be formally consulted on this at Proposed Submission stage
Lancashire Wildlife Trust	Monitoring	Monitoring	The Trust is pleased to see, and supports the inclusion of, indicators for NE1 Biodiversity and Ecological Networks in Table 10 (page 207). However, the Trust would also like to see indicators and targets for the designation of Local Nature Reserves, especially in light of Local Nature Reserve Options has been removed from the Preferred Options Map.	<p>Comment noted.</p> <p>Targets are a matter for policy not monitoring - the monitoring framework reports against the targets set out in policy. Given that the declaration of LNRs site outside of the Local Plan process it is not considered appropriate to add a policy target. The Plan, through its GI, Protected Open Space policies (SP6 and NE2) and Policy NE1 will help protect land which could be declared as further LNRs.</p>
Home Builders Federation Ltd	Monitoring	Monitoring	The monitoring section identifies a wide range of indicators against which the plan will be monitored. There is, however, no clarity upon what will happen if the plan fails to meet its targets and what would trigger a full or partial review of the plan. In terms of housing these could include the lack of a five year supply or a significant deviation away from the trajectory.	It is not proposed to set a formal trigger for a review as many different factors could signal a need for this. The Government has set out its intention in the Housing White Paper of Feb 20156 to legislate for local plans to be reviewed at least every 5 years and it is sensible await the outcome of this proposal.
Natural England	Monitoring	Monitoring and Indicators	<p>Under the Natural Environment Section in Table 10: Monitoring Framework it is recommended the following are also included:</p> <ul style="list-style-type: none"> • Number of planning applications with conditions to ensure works to manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest. • Area of SSSIs in adverse condition as a result of development (available from Natural England website). Information on the condition of designated sites can be obtained at SSSI unit level by selecting condition of SSSI units from County downloadable data. Relevant component SSSI Units for international nature conservation designations can 	These have been added to the Monitoring Framework as suggested, apart from the Protected Species suggestion which would be onerous to collect and it is not considered would not give a meaningful result. Such matters are not always dealt with through specific conditions attached to planning permissions.

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			<p>be identified from the nature on the map website. There is Public Service Agreement (PSA) target for 95% of SSSIs to be in favourable or recovering condition. Development should not result in the loss/damage to features of interest, either indirectly or directly. Favourable condition should be maintained where appropriate or measures taken to enhance the units to achieve favourable condition. In relation to the PSA target the conditions are simplified into 2 categories: Favourable ('Favourable' and 'Unfavourable recovering') and 'Adverse' (the remaining unfavourable and destroyed categories).</p> <ul style="list-style-type: none"> • Protected species – Quantified data might include numbers of applications where protected species are considered, numbers with conditions imposed to ensure working practices and works to protect/ enhance protected species, and numbers of planning applications which result in need for protected species licence in order to be carried out . This will indicate that protected species are being given appropriate consideration within the planning system and begin to build up information on their occurrence within the plan area. Updated information following the publication of the Conservation of Habitats and Species Regulations 2010 is available from our website. • BAP habitat - created/ managed as result of granting planning permission (monitored via planning obligations) and which meet Biodiversity Action Plan targets. <p>Under Housing it is recommended Natural England's Accessible Natural Greenspace Standard (ANGSt) is included as a helpful measure.</p> <p>Natural England's Accessible Natural Greenspace Standard (ANGSt) provides a set of benchmarks for ensuring access to places near to where people live. ANGSt can be used as an indicator to monitor the quality of green space and is accessibility. There are also other national standards such as Green Flag for parks and open spaces and the County Park accreditation schemes.</p> <p>ANGSt outlines the following:</p> <ul style="list-style-type: none"> - that no person should live more than 300m from their nearest area of natural greenspace of at least 2ha in size; - provision of at least 1ha of Local Nature Reserve per 1,000 population; - that there should be at least one accessible 20ha site within 2km from home; - that there should be one accessible 100ha site within 5km; - that there should be one accessible 500ha site within 10km. 	

Consultation

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Residents Against Hollins Cross Farm Development	Consultation	Consultation	<p>4.0 – Statement of Opposition to the Development of Hollins Cross Farm Site</p> <p>4.4 "We the Residents" require that Burnley Borough Council provide answers to ALL our questions in this document about what surveys and investigations have been done, with accompanying proof and documentation in writing to be submitted to our appointed representative Coun. Gordon Birtwistle and made available online for public viewing along with this opposition document, this assures transparency.</p> <p>4.5 - If the Council ignore any part of this document, fail to answer satisfactorily any query, question or request for information or if it is deemed by the "Residents" that that there is still reason for proof or clarification on any point relating to the Hollins Cross Farm site. Then "We the Residents" require that the Hollins Cross Farm site be struck off the list of sites in the Burnley for development.</p> <p>4.6 Should the council refuse to remove the Hollins Cross Farm Site after failing to satisfy all and everything in this document then 'We the Residents' demand there be an extension to the consultation period and "We the Residents" give notice that we demand the council provide funds to us to employ independent experts or bodies to assess the viability of the Hollins Cross Farm Site. Upon the results of such surveys we will then abide by the information supplied by the relevant experts and appointed bodies.</p> <p>4.12 - Should the Council refuse to remove the Hollins Cross Farm Site from the list of viable development sites in Burnley after failing to or refusing to satisfy all and every question in this document and this includes nondisclosure of information, avoidance of direct answers, claims of not the councils responsibility to provide resources/allocate funding or any noncommittal political answer then "We the Residents" will Take Legal Action through a Judicial Review to stop the sanctioning of this land as viable for development.</p> <p>21 - Comments and conclusions</p> <p>Local Residents attended a meeting with Council Staff and Planning Staff at Cog Lane Methodist Church 20/07/16.</p> <p>Can the Council comment on why has there has been no advertisement of these plans to build on Green Field Sites? No Leaflets through doors.</p> <p>Can the Council comment on why the Councils Communications Officer openly admitted to residents that he needs to improve communications. Do</p>	<p>The council has endeavoured to answer all the relevant points and questions raised in the opposition document in so far as they are reasonable and relevant.</p> <p>The decision not to send correspondence to every home and business in the borough as set out in the SCI was taken .based on a balance between the substantial costs of doing this at each plan-making stage, the level of interest/response and the availability of information issued by other means.</p> <p>Information was put in the annual Council magazine in both 2015 and 2016, sent to every household in the borough. Additionally, press releases were issued in July 2016 to the Burnley Express, Lancashire Telegraph, Radio Lancashire, 2BR, BBC NW TV and Granada TV. Front page articles appeared in the Burnley Express (01/07/16) and the Lancashire Telegraph (27/07/16), listing all the preferred housing sites and consultation events. There were subsequent newspaper articles on sites included in the Preferred Options. Although it is recognised that not all people have access to the internet, the Council notified the public of the consultation via a variety of media.</p> <p>Additionally, copies of the preferred options we made available to parish council's and libraries, who were also given leaflets to display which contained consultation information. Comments forms were also made available to parish councils to be distributed as seen fit (resources permitting). The Council does rely on 'word of mouth' to spread news of the consultation.</p> <p>For those who do have access to the internet, information was also put on the Council's website and social media accounts.</p> <p>The consultation generated a good level of response overall from residents through a variety of mediums, which indicates some level of success in reaching out to people; although we may not have been able to reach everyone who may have been interested in the plan.</p> <p>It is important to remember that there is no requirement to prepare or consult on a preferred options draft of the local plan.</p> <p>Given the tight deadlines that the Council has to meet in preparing the plan, there was little option but for the consultation period to take place when it did, which largely coincided with the school holiday period. However, the public had six weeks to comment on the plan, and were able to do so via a number of means. The Council held seven 'drop-in' consultation events spread throughout the consultation period where the public could meet Council staff to discuss the plan, including one at the town hall to allow those who could not attend more localised meetings another chance to meet staff. Additionally, there were two public</p>

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			<p>they need to get a new communications officer?</p> <p>Can the Council comment on why the consultancy period was not openly advertised?</p> <p>Can the Council comment on why the consultancy period was planned in the school holidays when most people will be away and unable to respond?</p> <p>Can the Council comment on why the consultancy period started on a Friday so loosing at least 3 days off the consultancy period before people found out about it?</p> <p>Can the Council comment on council staff being asked at the Cog Lane Methodist Church why planners with local knowledge were not employed on the decision to include the Hollins Cross farm?</p> <p>Can the Council comment on being asked at the Cog Lane Methodist Church - are these Green Field Sites being used to try and attract young professional "Manchester Money" to live here and commute back to Manchester?</p> <p>Can the Council comment on being asked at the Cog Lane Methodist Church what surveys have they done to think that Young Professional Manchester Money would entertain living North of Manchester when they really would want to be in the South of Manchester in places such as Didsbury, Alderly Edge and Stockport that have better communication links?</p>	<p>meetings held in the evening at Cog Lane Burnley and at Worsthorne. Considering the reasonable levels of attendance at these meetings, and the volume of responses the Council has received, it is not felt that the timing of the consultation period has been detrimental to people's ability to comment on the plan.</p>
Padiham Community Action	Consultation	Consultation	<p>Procedural Issues.</p> <p>PCA is concerned and disappointed that the six week consultation period coincided with the July/August holiday season when people are away on holiday and organisations do not meet. This will have reduced the number of comments/objections made and limited the content of those that were submitted. This is especially disappointing given that it was a lengthy twenty-eight months since the consultation on the Issues and Options Document.</p> <p>PCA requests that any comments/objections, especially those from organisations, received after the deadline be given due consideration and reported in the Responses Report for the Preferred Options Consultation or similar document. The plan making process is not static and public participation and stakeholder consultations cannot be frozen in time.</p> <p>PCA has reviewed the Issues and Options Consultation: Schedule of Comments and Recommended Responses Document. This only includes comments/objections raised during the six week consultation. To our knowledge important submissions were made within days of the deadline and other significant submissions have been made over the last 28 months from statutory organisations, such as Simonstone Parish Council, Padiham</p>	<p>The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options) and has held multiple drop-ins and public meetings at each stage. At Preferred Options, the Council held seven drop-in seasons and two public meetings. These are always spread throughout the consultation period to give people many opportunities to attend.</p> <p>It is necessary to have set consultation periods to effectively manage the process and this would be the case even if the Council did not have the limited resources it has. Any comments received late or in-between consultations are always considered by officers but are not responded to formally as duly made comments within the consultation period are. The Proposed Submission Consultation starting on 31 March will allow people another opportunity to comment but they must make comments within the 6 week period for these to be sent to the Inspector.</p> <p>The Preferred Options Comments :</p> <p>All comments from Specific, General and Other consultees and from groups of residents specifically formed to respond to the plan are also set out verbatim and a</p>

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			<p>Town Council, etc, and others objecting to various suggested proposals.</p> <p>The process is not transparent. We do not know what has been submitted and what account, if any, has been taken of the issues raised. The public, elected members and other interested parties are being denied a fuller view of the reaction to the issues, options and suggested sites.</p> <p>Submissions listed in the Responses Report generally are of two types; those from individuals and those from named organisations. Those from individuals are more generally amalgamated, and extensively summarised but those for organisations are listed individually and are more verbatim. PCA, with a membership in excess of 500 adults, should be given more significance and not just listed and lost with those made by individual people.</p>	<p>recommend responses to each comment is set out</p> <p>All comments from individuals, agencies and companies not relating to specific sites are also set out verbatim and a recommended responses to each comment is set out</p> <p>All comments on sites from site owners/promoter are also set out verbatim and a recommend responses to each comment is set out</p> <p>All comments from other individuals relating to sites are grouped by site and the number of respondents is set out and each unique relevant point raised is set out and responded to</p>
Cllr Cosima Towneley	Consultation	Consultation	<p>It should be noted that residents in general felt this has not been an open or transparent consultation. The Community keenly felt they have been 'railroaded' through the brevity of the consultation process and the lack of time in which they could have clear sight of the documentation and time to discuss and digest it.</p> <p>Hard copies of the document have not been easily available to those, of which there are many in Cliviger and Worsthorne, who are not computer literate or have other problems which prevent them from accessing the document online.</p>	<p>It is disappointing that people feel the consultation hasn't been transparent. Whilst there has been criticism of particular aspects of the process (responded to separately) it is not accepted that the process was not open or transparent.</p> <p>Officers are acutely aware of how impenetrable and complicated the Plan making process is and that development proposal can generate fear, anger and distress. They make themselves available throughout the consultation period to answer questions and help people understand the Plan.</p> <p>The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options) and has held multiple drop-ins and public meetings at each stage. At Preferred Options, the Council held seven drop-in seasons and two public meetings. These are always spread throughout the consultation period to give people many opportunities to attend. Due to the anticipated level of interest and undertakings given at the last plan-making stage in 2014 (at a packed public meeting at the Thorntons Arms) a drop in and public meeting were held in Worsthorne on 11 August 2016. The drop-in and public meeting were well attended. Officers remained at and after the public meeting until all the questions 'dried up'. A drop-in was also held in Cliviger.</p>
Home Builders Federation Ltd	Consultation	Duty to Cooperate	<p>Thank you for consulting with the Home Builders Federation (HBF) on the Local Plan. The HBF is the principal representative body of the house building industry in England and Wales and our representations reflect the views of our membership of multinational PLCs, through regional developers to small, local builders. Our members account for over 80% of all new housing built in England and Wales in any one year including a large proportion of the new affordable housing stock.</p> <p>The HBF is keen to work with the Council in order to achieve an adopted local plan which enables an increase in the rate of house building across</p>	<p>A Duty to Cooperate Background Paper is being prepared for the Proposed Submission Consultation due to start on 31 March 2017.</p>

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			<p>Burnley. It is pleasing to note that the Council has modified the plan since the last stage of consultation in response to some of our previous concerns.</p> <p>There are, however, a number of key areas where our concerns remain and it is considered that the plan would benefit from further evidence prior to the next stage of consultation. The following comments are provided based upon our substantial experience of local plan examinations across the country.</p> <p>Duty to Co-operate The plan, paragraph 1.4.6, identifies that Burnley has undertaken joint working with neighbouring authorities. The primary concern of the HBF is in relation to housing matters. In this regard it is noted that work upon a joint Strategic Housing Market Assessment was undertaken with neighbouring Pendle. This is considered a positive step.</p> <p>To ensure that the Council adequately demonstrate its compliance with the duty it is recommended that consideration be given to the production of a background paper prior to the next stage of consultation. This paper should identify the issues of cross boundary significance, the engagement which has taken place and the material actions which have effected plan preparation.</p>	
Lancashire County Council	Consultation	Duty to Cooperate and General	<p>As part of the ongoing consultation on the emerging Burnley Local Plan we acknowledge the attendance of Burnley officers at a number of meetings as part of the Duty to Co-operate. These meetings have proved very informative for both parties and we thank Burnley officers for taking the time to visit.</p> <p>As part of these meetings there have been discussions relating to potential highways impacts on the strategic road network, in light of the housing proposals presented in the emerging Local Plan. We acknowledge that work is currently underway with a number of partners to resolve these matters and officers at Lancashire County Council will work with partners to provide the evidence needed.</p> <p>I am pleased to note that the East Lancashire Highways and Transport Masterplan is referenced throughout the draft Local Plan and the objectives of both documents are firmly aligned.</p> <p>At all meetings there has been support for the proposals outlined in the emerging Local Plan and I can confirm that Lancashire County Council is in broad support for the aspirations presented. In this regard we look forward to working with officers at Burnley throughout the lifespan of the Local Plan to bring these aspirations to fruition.</p> <p>Colleagues from Education, Flood Risk Management and Health have been</p>	<p>Comments and support noted.</p> <p>The Council will continue to liaise with Lancashire County Council as the plan progresses.</p>

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			<p>asked if they have any comments and they may respond separately to the consultation directly.</p> <p>Thank you again for inviting comments and we look forward to further discussions as your Local Plan progresses.</p>	
Home Builders Federation Ltd	Consultation	General	I would be pleased to be kept involved in the Local Plan preparation process as well as the development of other planning documents. I trust the Council will find the comments useful and the HBF would be happy to discuss them further prior to the next stage of consultation.	The Home Builders Federation will be notified at the next stage of the plan and invited to comment
Rossendale Road Urban Plan Residents	Consultation	HS1/ 4 and HS1/28 Consultation	The Objectors wish to point out that although the consultation period is set by statute, Rossendale Road Urban Plan Residents Group believe that a 6 week period is not only insufficient for quantified objections to be raised by people who work full time and have no experience of planning but is actually discriminatory, adding additional stress and workload to residents. We would like this comment bringing to the attention of the Full Council.	<p>Whilst the Council is sympathetic to the stress caused to Local residents who are concerned by the location of proposed housing allocations, it does not consider that the consultation period was discriminatory.</p> <p>The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options) and has held multiple drop-ins and public meetings at each stage. At Preferred Options, the Council held seven drop-in sessions and two public meetings. These are always spread throughout the consultation period to give people many opportunities to attend.</p> <p>It is necessary to have set consultation periods to effectively manage the process and this would be the case even if the Council did not have the limited resources it has. Any comments received late or in-between consultations are always considered by officers but are not responded to formally as duly made comments within the consultation period are. The Proposed Submission Consultation starting on 31 March will allow people another opportunity to comment but they must make comments within the 6 week period for these to be sent to the Inspector.</p> <p>The consultation generated a good level of response overall from residents through a variety of mediums, which indicates some level of success in reaching out to people; although we may not have been able to reach everyone who may have been interested in the plan.</p> <p>It is important to remember that there is no requirement to prepare or consult on a preferred options draft of the local plan.</p>
There were approximately 76 comments from individual member of the public on the Plan consultation	Consultation	Consultation	Insufficient notification of consultation; adjoining residents not specifically contacted; no leaflets sent out; reliance on internet which not everybody has	<p>The arrangements for public consultation on the local plan are set out in the Council's Statement of Community Involvement (SCI). In line with this, letters and emails were sent to all those on the consultation database, including all who had commented at earlier consultation plan stages, notifying them of the new round of consultation.</p> <p>The decision not to send correspondence to every home and business in the</p>

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74 critical and 2 supportive				<p>borough as set out in the SCI was taken .based on a balance between the substantial costs of doing this at each plan-making stage, the level of interest/response and the availability of information issued by other means.</p> <p>Information was put in the annual Council magazine in both 2015 and 2016 which is sent to every household in the borough. Additionally, press releases were issued in July 2016 to the Burnley Express, Lancashire Telegraph, Radio Lancashire, 2BR, BBC NW TV and Granada TV. Front page articles appeared in the Burnley Express (01/07/16) and the Lancashire Telegraph (27/07/16), listing all the preferred housing sites and consultation events. There were subsequent newspaper articles on the sites included in the Preferred Options. Although it is recognised that not all people have access to the internet, the Council notified the public of the consultation through a variety of media.</p> <p>Additionally, copies of the preferred options we made available to parish council's and libraries, who were also given leaflets to display which contained consultation information. Comments forms were also made available to parish councils to be distributed as seen fit (resources permitting). The Council does also rely on 'word of mouth' to spread news of the consultation.</p> <p>For those who do have access to the internet, information was also put on the Council's website and social media accounts.</p> <p>The consultation generated a good level of response overall from residents through a variety of mediums, which indicates some level of success in reaching out to people; although it is always possible that we may not have been able to reach everyone who may have been interested in the plan.</p> <p>It is important to remember that there is no requirement to prepare or consult on a preferred options draft of the local plan.</p>
	Consultation	Consultation	Consultation meetings held in holiday period	<p>Given the tight deadlines that the Council has to meet in preparing the plan, there was little option but for the consultation period to take place when it did, which largely coincided with the school holiday period. However, the public had six weeks to comment on the plan, and were able to do so via a number of means.</p> <p>The Council held seven 'drop-in' consultation events spread throughout the consultation period where the public could meet Council staff to discuss the plan, including one at the town hall to allow those who could not attend more localised meetings another chance to meet staff. Additionally, there were two public meetings held in the evening at Cog Lane Burnley and at Worsthorne. Considering the reasonable levels of attendance at these meetings, and the volume of responses the Council has received, it is not felt that the timing of the consultation period has been detrimental to people's ability to comment on the plan.</p>
	Consultation	Consultation	The information posted through my letter box as two sheets of paper, one of which can hardly be read as it is a very poor quality Photocopy showing what	Burnley Borough Council did not send out the information described and it is likely that this was posted by a local resident or resident's group.

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			I assume is proposed areas which the BBC are considering allowing building of houses to take place in Worsthorne. There is no adequate information in the letter stating what is being proposed and is virtually a complete waste of time.	The full Preferred Options document and associated Plans were available online, at the libraries or in hard copy on request. Copies were sent to the Parish Councils and were taken to the drop-ins.
	Consultation	Consultation	As so far every Public consultation I know about has resulted in the Public's views being ignored.	The Council does the views of residents seriously, and consultation is an important part of the plan making process. However, it is important to note that whilst the Council (or the Inspector in due course) will always consider any relevant comments, it will not always be possible or appropriate to decide the matter in accordance with the comments received. There may be other material considerations, such as requirements of legislation, or national or other local policies to which the Council or Inspector must adhere and there will always be differing views.
	Consultation	Consultation	I visited the consultation at Worsthorne School and met your very helpful planning officers. My wife and I recently attended your local meeting in Cliviger Village Hall where we met and talked to your representatives who, I must say, were all extremely helpful.	Comments welcomed
	Consultation	Consultation	More information is needed to be provided, instead of the cloak and dagger attitude displayed.	Whilst there has been criticism of particular aspects of the process (responded to separately) It is not accepted that the Council has adopted a 'cloak and dagger' attitude to consultation. The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options) and has held multiple drop-ins and public meetings at each stage. At Preferred Options, the Council held seven drop-in seasons and two public meetings. These were spread throughout the consultation period so people could attend. Officers make themselves available at the drop-ins, public meeting and throughout the consultation period to answer questions and help people understand the Plan.
	Consultation	Consultation	Insufficient notice period under Regulation 18	The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options). Each one has been open for 6 Weeks. Many of the sites have been included in the Plan since 2013 and it is not accepted that residents have had insufficient opportunity to comment on these or attend events or talk to officers to understand the Plan or plan-making process. Regulation 18 only require the Council to consult "about what a local plan with that subject ought to contain" It does not require the Council specifically to produce a draft document or site information. The Council committed to a two stage process under Regulation 18 (Issues and Options and Preferred Options). A further Issues

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				and Options Additional Sites was also held before Preferred Options.
	Consultation	Consultation	<p>Smithyfield Ave was not included in Phase 1 or referred to in Preferred options document July 2016. Therefore, I am given to understand it has been added in the last few weeks, therefore has not been included in the preferred options document 2016, other than on an attached map. There is no other mention of it anywhere in any of the whole of the Burnley's Local Plan: Preferred Options July 2016. Thus there is no rationale or explanation of suitability of this land. I believe this gives us a disadvantage in producing an informed response to the proposals. Each other proposed development has clear Policy requirements, design principles and supporting information linked to policy for residents to consider. Not a single mention of Smithyfield, it appears to be confusingly attached to Heckenhurst reservoir (HS1/15). Suitability and rationale not provided for Smithyfield and not included in SHMA as it is not in the Heckenhurst reservoir. We have not been given 6 weeks to make 'representations' on the plan, its sustainability and supporting evidence was not provided this is contrary to regulations 18, 19 and 20 of Burnley LDS 2016, we will be taking this up with the Planning Inspector.</p>	<p>The Preferred Option proposed allocation Heckenhurst Reservoir HS1/15 was a combination of land from two separate SHLAA sites - Land West of Smithyfield Avenue HEL/105 and the Heckenhurst Reservoir land (United Utilities ownership) HEL/33.</p> <p>A large site at Heckenhurst Reservoir was included in the earlier Issues and Options Additional Sites Plan having been put forward by its owner United Utilities. The land West of Smithyfield Avenue was put forward by its owner subsequently and both sites were considered for inclusion in the Preferred Options draft. Only parts of both SHLAA sites were considered suitable and being adjacent they were amalgamated for inclusion in the Plan. This did appear inadvertently to have cause some confusion initially for some, but all residents adjacent to the site who were not aware did become specifically aware of the land's inclusion in the Preferred Options draft during the consultation period and many have commented.</p> <p>It is incorrect to say that the site does not appear in the plan, policy HS1/15 is for the whole site, as marked on the map, and named 'Former Heckenhurst Reservoir'. The site did therefore have the Policy requirements, design principles and supporting information as for the other sites for residents to consider.</p> <p>Both sites are included in the Proposed Submission Plan (with revised boundary for Heckenhurst Reservoir) and have been identified separately as Heckenhurst Reservoir HS1/15 and HS 1/36 Land West of Smithyfield Avenue.</p> <p>The Council apologises if the naming of the site has caused confusion.</p> <p>The comment on the regulatory requirements is responded to separately.</p>
	Consultation	Consultation	<p>Drop-ins and Public Meetings were arranged or when people at work. A 6 week period is not only insufficient for quantified objections to be raised by people who work full time and have no experience of planning but is actually discriminatory, adding additional stress and workload to residents. We would like this comment bringing to the attention of the Full Council</p>	<p>The Council has undertaken consultation in excess of the statutory requirements by undertaking three rounds of consultation with the public prior to the formal Proposed Submission Stage (Issues and Options, Issues and Options Additional Sites and Preferred Options) and has held multiple drop-ins and public meetings at each stage. At Preferred Options, the Council held seven drop-in sessions and two public meetings. These were spread throughout the consultation period so people could attend.</p> <p>Officers made themselves available at the drop-ins, public meeting and throughout the consultation period to answer questions and help people understand the Plan. These drop ins extended into the early evening, generally 7pm and the two public meetings held in the evening at Cog Lane Burnley and at Worsthorne.</p> <p>Considering the reasonable levels of attendance at these meetings, and the volume of responses the Council has received, it is not felt that the timing of the consultation period has been detrimental to people's ability to comment on the</p>

Organisation or Consultee	Preferred Options Plan Section	Preferred Options Policy Para	Preferred Options Comments	Recommended Response
				plan.
	Consultation	Consultation	<p>In particular, I challenge BBC's adherence to its Statement of Conformity Involvement 2015 document. Point 1.11 refers to everyone's opportunity to review the Local Plan. Particularly hard to reach groups.</p> <p>At the Drop In session at the Town Hall on Monday 22 August I was told that copies of the Local Plan document need not be made available to residents in the 60,70, 80 age group as they would not be able to understand it. Worsthorne, Brownside, Lindsay Park, Pike Hill and the surround affected areas have a large number of people in this age group.</p> <p>At the Council Offices in Parker lane the previous week I was told that printed copies of the 250 page document would not be available to take away to read due to the costs involved.</p> <p>I was not offered the opportunity to buy a copy. The total volume of documents is in excess of 1000 pages. These two incidents show that BBC has not met its duty set out in its SCI.</p> <p>The BBC SCI section 2.44 states that a planning advise service is available to community groups and individuals at http://planningaid.custhelp.com, or on an Advice Line 0330 123 9244. The web site no longer exists and the phone Advice Live is currently suspended. This leaves local residents without access to the free and independent planning service as is stated in the document. These errors further hamper residents ability to understand and be involved in the process. There has been poor communication with affected Burnley residents. We were not directly informed and only found out about the proposals in the week before the deadline for comments. Given the volume of documents to read the feedback process has been severely hampered.</p>	<p>It is not accepted that the Council has failed to make proper provision for hard to reach groups.</p> <p>The comment referred to if made, was clearly made in jest. Retirees are often those most likely to engage with plan making. Council officers went out of their way to help residents who needed assistance including in one case a home visit.</p> <p>It is unfortunate if the respondent was told that the document would not be available to take away to read due to the costs involved. The Council's policy as set out in the SCI is that for consultation drafts of the a Local Plan itself, copies are given free of charge on request to members of the public or local groups in response to reasonable requests.</p> <p>At the Town Hall drop-in copies of the plan document were available and many were given to residents. At all the drop ins, copies of the most popular chapters e.g. housing and employment were stacked on the tables to take away.</p> <p>The two respondents who made these points did manage to submit comments.</p>
	Consultation	Consultation	Additional time requested	As set out above the Council has undertaken three rounds of consultation under Regulation 18 and allowed 6 weeks at each stage. It is necessary to have set periods to effectively manage the process and would be the case even if the Council did not have limited resources. Any comments received late or in-between consultations are always considered by officers but are not responded to formally as duly made comments within the consultation period are. The Proposed Submission Consultation starting on 31 March will allow people another opportunity to comment but they must make comments within the 6 week period for them to be sent to the Inspector.

General

To Follow

Other

To Follow

Site Allocations (including Omissions)

To Follow



www.landuse.co.uk

Burnley Local Plan: Proposed Submission Local Plan

Habitats Regulations Assessment Report

Prepared by LUC
March 2017

Project Title: Habitats Regulations Assessment for the Burnley Local Plan

Client: Burnley Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1	8/3/17	HRA report for the Burnley Proposed Submission Local Plan	Susanne Underwood	Nick James	Nick James

Burnley Local Plan: Proposed Submission Local Plan

Habitats Regulations Assessment Report

Prepared by LUC
March 2017

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1 Introduction

- 1.1 Burnley Borough Council is preparing a new-style Local Plan to guide development in the Borough up to 2032. Once adopted, the new Local Plan will replace the saved policies from the Burnley Local Plan Review (2006).
- 1.2 LUC has been appointed by Burnley Borough Council to undertake a Habitats Regulation Assessment (HRA) of the emerging Local Plan on its behalf. LUC undertook an HRA of the Preferred Options Draft version of the Local Plan. Burnley Local Plan: Preferred Options Draft was published for consultation between July and August 2016.
- 1.3 This HRA Report relates to the Proposed Submission version of the Local Plan (March 2017) and it should be read in conjunction with that document.
- 1.4 This HRA report is being published alongside the Proposed Submission version of the Local Plan document and it is also being sent to Natural England for comment.

The requirement to undertake Habitats Regulations Assessment of Development Plans

- 1.5 The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007 and updated in 2010¹ and again in 2012². Therefore when preparing its new Local Plan, Burnley Borough Council is required by law to carry out a Habitats Regulations Assessment.
- 1.6 The HRA refers to the assessment of the potential effects of a development plan on one or more European Sites, including Special Protection Areas and Special Areas of Conservation:
 - SPAs are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - SACs are designated under the Habitats Directive and target particular habitats (Annex 1) and/or species (Annex II) identified as being of European importance.
- 1.7 Currently, the Government also expects potential SPAs (pSPAs), candidate SACs (cSACs) and Ramsar sites to be included within the assessment³.
 - Ramsar sites support internationally important wetland habitats and are listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Convention, 1971).
- 1.8 For ease of reference during HRA, these three designations are collectively referred to as European sites, despite Ramsar designations being at the wider international level.
- 1.9 The overall purpose of the HRA is to conclude whether or not a proposal or policy, or whole development plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated). Significantly, HRA is based on the precautionary principle - where uncertainty or doubt remains, an adverse impact should be assumed.

¹ The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007. HMSO Statutory Instrument 2007 No. 1843. From 1 April 2010, these were consolidated and replaced by the Conservation of Habitats and Species Regulations 2010 (SI No. 2010/490). Note that no substantive changes to existing policies or procedures have been made in the new version.

² The Conservation of Habitats and Species (Amendment) Regulations 2012. Statutory Instrument 2012 No. 1927.

³ *Planning Policy Statement 9: Biodiversity and Geological Conservation*. OPDM, 2005.

Stages of the Habitats Regulations Assessment

1.10 **Table 1.1** below summarises the stages involved in carrying out a full HRA, based on various guidance documents^{4,5}.

Table 1.1 Stages in HRA

Stage	Task	Outcome
Stage 1: Screening (the 'Significance Test')	Description of the plan. Identification of potential effects on European Sites. Assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan).	Where effects are unlikely, prepare a 'finding of no significant effect report'. Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.
Stage 2: Appropriate Assessment (the 'Integrity Test')	Gather information (plan and European Sites). Impact prediction. Evaluation of impacts in view of conservation objectives. Where impacts considered to affect qualifying features, identify alternative options. Assess alternative options. If no alternatives exist, define and evaluate mitigation measures where necessary.	Appropriate assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures. If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.
Stage 3: Assessment where no alternatives exist and adverse impacts remain taking into account mitigation	Identify 'imperative reasons of overriding public interest' (IROPI). Identify potential compensatory measures.	This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.

1.11 When assessing the effects of the Burnley Local Plan in accordance with Regulation 102 of the Conservation of Habitats and Species Regulations 2010 there are potentially two tests to be applied by the competent authority: a 'Significance Test' followed if necessary by an Appropriate Assessment which will inform the 'Integrity Test'. The relevant sequence of questions is as follows:

- Step 1: Under Reg. 102(1)(b), consider whether the plan is directly connected with or necessary to the management of the sites. If not –
- Step 2: Under Reg. 102(1)(a) consider whether the plan is likely to have a significant effect on the site, either alone or in combination with other plans or projects (the 'Significance Test'). *[These two steps are undertaken as part of Stage 1: Screening shown in Table 1.1 above.]* If Yes –
- Step 3: Under Reg. 102(1), make an Appropriate Assessment of the implications for the site in view of its current conservation objectives (the 'Integrity Test'). In so doing, it is mandatory under Reg. 102(2) to consult Natural England, and optional under Reg. 102(3) to take the opinion of the general public. *[This step is undertaken during Stage 2: Appropriate Assessment shown in Table 1.1 above.]*

⁴ Planning for the Protection of European Sites. Guidance for Regional Spatial Strategies and Local Development Documents. Department for Communities and Local Government (DCLG), August 2006.

⁵ The HRA Handbook. David Tyldesley Associates, online resource: <https://www.dtapublications.co.uk/handbooks>.

- Step 4: In accordance with Reg.102(4), but subject to Reg.103, give effect to the land use plan only after having ascertained that the plan will not adversely affect the integrity of the European site.
- 1.12 It is normally anticipated that an emphasis on Stages 1 and 2 of this process will, through a series of iterations, help ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid, reduce or abate effects. The need to consider alternatives could imply more onerous changes to a plan document. It is generally understood that so called 'imperative reasons of overriding public interest' (IROPI) are likely to be justified only very occasionally and would involve engagement with both the Government and European Commission.
- 1.13 The HRA should be undertaken by the 'competent authority' - in this case Burnley Borough Council, and LUC has been commissioned to do this on its behalf. The HRA also requires close working with Natural England as the statutory nature conservation body⁶ in order to obtain the necessary information and agree the process, outcomes and any mitigation proposals. The Environment Agency, while not a statutory consultee for the HRA, is also in a strong position to provide advice and information throughout the process as it is required to undertake HRA for its existing licences and future licensing of activities.

Structure of the HRA Report

- 1.14 This chapter has introduced the requirement to undertake HRA of the Burnley Local Plan. The remainder of the report is structured as follows:
- **Chapter 2: The Burnley Local Plan: Proposed Submission Draft** summarises the content of the Proposed Submission document (November 2016), which is the subject of this report.
 - **Chapter 3: HRA Screening Methodology** sets out the approach used and the specific tasks undertaken during the screening stage of the HRA.
 - **Chapter 4: HRA Screening Assessment of the Burnley Local Plan** summarises the findings of the screening stage of the HRA for the Preferred Options Draft and Proposed Submission Local Plan and describes whether significant effects on European sites are likely to result from the implementation of the Plan.
 - **Chapter 5: Appropriate Assessment of the Burnley Local Plan** sets out the Appropriate Assessment of the elements of the Burnley Local Plan which were identified at screening as having likely significant effects.
 - **Chapter 6: Conclusions** summarises the overall HRA conclusions for the Burnley Local Plan: Proposed Submission and describes the required mitigation.

⁶ Regulation 5 of *The Conservation of Habitats and Species Regulations 2010*. HMSO Statutory Instrument 2010 No. 490.

2 The Burnley Local Plan: Proposed Submission Draft

- 2.1 The Burnley Local Plan: Proposed Submission Draft (March 2017) sets out a proposed development strategy and draft policies to guide development in the Borough up to 2032. The document includes a proposed Vision for the Borough as follows:

In 2032:

"The Borough is a place of choice. Its excellent road and rail links to Manchester, Preston and Leeds and its attractive countryside setting have encouraged people to remain and to move into the borough. It is a place where businesses want to invest because of its skilled workforce, entrepreneurial culture, its competitive modern economy and its reputation for advanced manufacturing and engineering. Burnley town centre has firmly established itself as a vibrant retail and service centre for much of Pennine Lancashire. It is complemented by the more specialist independent retail and leisure offer provided by the attractive historic market town of Padiham.

The borough's rich industrial heritage and attractive countryside and recreational offer have helped it become firmly established as a prime residential location. The Leeds & Liverpool Canal is now flanked, in the regenerated Weavers' Triangle, by contemporary homes and bars. Fine historic parks form part of a well-connected network of greenspaces, including the Brun Valley Forest Park, linked to the wider countryside and the South Pennine uplands. This network has significantly improved the health of residents and the quality of the environment, extended the range of visitor opportunities and helped Burnley adapt to climate change. The borough's heritage is a source of pride that runs alongside the celebration of the multicultural and diverse nature of its communities that play such an important part in invigorating its economic, cultural and social life.

The borough is a desirable place to live offering a choice of affordable high quality homes as well as a diverse range of high quality, employment opportunities. The Burnley Bridge Business Park, the Knowledge Park and a vibrant cultural and educational offer centred on the Weavers' Triangle have secured Burnley's reputation as an important employment centre for Pennine Lancashire. Education and training has been key to this. The Borough has established itself as a hub of educational excellence with attainment levels above the national average and quality training and apprenticeship opportunities at the secondary schools, Burnley College and the University of Central Lancashire.

- 2.2 The Vision is supported by 11 Objectives for the Borough, which are divided into the following categories:
- Delivering sustainable growth
 - Population and housing
 - Economy and employment
 - The natural environment
 - The built environment
 - Accessibility, transport and other infrastructure
 - Community involvement
- 2.3 A total of 53 draft policies are then set out in the remaining chapters of the Local Plan document, in the following sections:
- Strategic policies
 - Housing

- Economy and employment
- Retail and town centres
- Historic environment
- Natural environment
- Climate
- Infrastructure and connectivity

2.4 Proposed site allocations are included within the following policies:

- Policy HS1 includes residential site allocations.
- Policy HS7 includes a Gypsy and Traveller site allocation.
- Policy EMP1 includes employment site allocations.
- Policy TC4 includes town centre site allocations.

Potential impacts of the Local Plan on European sites

2.5 **Table 2.1** below sets out the range of potential impacts that development in general and related activities may have on European sites.

Table 2.1 Potential impacts and activities adversely affecting European sites

Broad categories and examples of potential impacts on European sites	Examples of activities responsible for impacts
Physical loss <ul style="list-style-type: none"> • Removal (including offsite effects, e.g. foraging habitat) • Mine collapse • Smothering • Habitat degradation 	Development (e.g. housing, employment, infrastructure, tourism) Infilling (e.g. of mines, water bodies) Alterations or works to disused quarries Structural alterations to buildings (bat roosts) Afforestation Tipping Cessation of or inappropriate management for nature conservation
Physical damage <ul style="list-style-type: none"> • Sedimentation / silting • Prevention of natural processes • Habitat degradation • Erosion • Trampling • Fragmentation • Severance / barrier effect • Edge effects • Fire 	Flood defences Dredging Mineral extraction Recreation (e.g. motor cycling, cycling, walking, horse riding, water sports, caving) Development (e.g. infrastructure, tourism, adjacent housing etc.) Vandalism Arson Cessation of or inappropriate management for nature conservation
Non-physical disturbance <ul style="list-style-type: none"> • Noise • Vibration • Visual presence • Human presence • Light pollution 	Development (e.g. housing, industrial) Recreation (e.g. dog walking, water sports) Industrial activity Mineral extraction Navigation Vehicular traffic Artificial lighting (e.g. street lighting)
Water table/availability <ul style="list-style-type: none"> • Drying 	Water abstraction Drainage interception (e.g. reservoir,

Broad categories and examples of potential impacts on European sites	Examples of activities responsible for impacts
<ul style="list-style-type: none"> • Flooding / stormwater • Water level and stability • Water flow (e.g. reduction in velocity of surface water) • Barrier effect (on migratory species) 	dam, infrastructure and other development) Increased discharge (e.g. drainage, runoff)
Toxic contamination <ul style="list-style-type: none"> • Water pollution • Soil contamination • Air pollution 	Agrochemical application and runoff Navigation Oil / chemical spills Tipping Landfill Vehicular traffic Industrial waste / emissions
Non-toxic contamination <ul style="list-style-type: none"> • Nutrient enrichment (e.g. of soils and water) • Algal blooms • Changes in salinity • Changes in thermal regime • Changes in turbidity • Air pollution (dust) 	Agricultural runoff Sewage discharge Water abstraction Industrial activity Flood defences Navigation Construction
Biological disturbance <ul style="list-style-type: none"> • Direct mortality • Out-competition by non-native species • Selective extraction of species • Introduction of disease • Rapid population fluctuations • Natural succession 	Development (e.g. housing areas with domestic and public gardens) Predation by domestic pets Introduction of non-native species (e.g. from gardens) Fishing Hunting Agriculture Changes in management practices (e.g. grazing regimes, access controls, cutting/clearing)

3 HRA Screening Methodology

- 3.1 HRA screening of the Burnley Local Plan: Proposed Submission Draft has been undertaken in line with current available guidance and seeks to meet the requirements of the Habitats Regulations. The tasks that have been undertaken during the screening stage of the HRA are described in detail below.
- 3.2 An earlier HRA report was prepared to accompany the consultation on the Issues and Options document, which took place in early 2014. That HRA report (February 2014) was initially drafted by Burnley Borough Council officers and LUC was commissioned to finalise the report on behalf of the Council. The information in this document was updated and presented in the HRA report for the Preferred Options Draft Local Plan.
- 3.3 The information presented in the Preferred Options Draft Local Plan HRA report has been drawn on and updated during the preparation of this HRA report for the Proposed Submission Local Plan.
- 3.4 Consultation responses received in relation to the HRA Report for the Issues and Options and Preferred Options are presented in **Appendix 1**, along with an explanation of how each one has been addressed during the preparation of this updated HRA report.

Identification of European sites which may be affected by the Local Plan and the factors contributing to and defining the integrity of these sites

- 3.5 The HRA report for the Issues and Options version of the Local Plan identified the European sites within or adjacent to the Burnley Borough boundary which may be affected by the Local Plan. This involved identifying European sites using publicly available data from Natural England. All European sites lying partially or wholly within 15km from the Borough boundary were included in order to address the fact that Local Plan policies may affect European sites which are located outside the administrative boundary of the plan. This distance has generally been considered reasonable in other local authority HRAs to ensure that all designated sites that could potentially be affected by development are identified and included in the assessment.
- 3.6 The following three European sites are included in the HRA because they are located within 15km of Burnley Borough:
 - South Pennine Moors SAC.
 - South Pennine Moors Phase 2 SPA.
 - Rochdale Canal SAC.
- 3.7 The locations of these European sites are mapped in **Figure 3.1** at the end of this section and it can be seen that South Pennine Moors SAC and South Pennine Moors Phase 2 SPA lie partly within the Borough boundary, while Rochdale Canal SAC lies entirely outside of the Borough.
- 3.8 The attributes of these sites which contribute to and define their integrity have been described (see **Appendix 2**). In doing so, reference was made to Standard Data Forms for SACs and SPAs⁷ as well as Natural England's Site Improvement Plans⁸. This analysis enabled European site interest features to be identified, along with the features of each site which determine site integrity and the specific sensitivities and threats facing the site. This information was then used

⁷ These were obtained from the Joint Nature Conservation Committee and Natural England websites (www.jncc.gov.uk and www.naturalengland.org.uk)

⁸ Natural England is in the process of compiling Site Improvement Plans for all Natura 2000 sites in England as part of the Improvement programme for England's Natura 2000 sites (IPENS).

to inform an assessment of how the potential impacts of the Burnley Local Plan may affect the integrity of the site in question.

- 3.9 In response to comments by Natural England on the Preferred Options Draft, other European sites which lie further than 15km from Burnley Borough Council were also identified and considered for potential pathways from development within Burnley, and are also included in Appendix 2. Sites identified include:
- Bowland Fells SPA – located approximately 20km to the north west of Burnley.
 - North Pennine Moors SPA and SAC – located approximately 20km to the north east of Burnley
 - North Pennine Dales Meadows SAC – located approximately 20km to the north west of Burnley.
- 3.10 Analysis of the potential pathways between Burnley and the sites which lie further than 15km from Burnley identified:
- Bowland Fells: potential recreational pressure resulting in physical disturbance to SPA species and physical damage / loss of habitat.
 - North Pennine Moors SPA and SAC: potential recreational pressure resulting in physical disturbance to SPA species and physical damage / loss of habitat.
 - North Pennine Dales Meadows SAC: the small scale of these sites, combined with the sensitivities of the sites and distance to Burnley means that no potential pathway was identified.
- 3.11 Although potential increases in recreational pressure have been identified as a pathway, the Bowland Fells SPA and North Pennine Moors SPA and SAC are further from Burnley than the South Pennine Moors Phase 2 SPA and SAC which also offers upland recreational opportunities. Therefore any potential increases should be viewed within the context of the more accessible recreational offer closer to Burnley, and in line with the scale of housing proposed within Burnley impacts are identified as negligible and no likely significant effects are identified.

Assessment of 'likely significant effects' of the Proposed Submission Burnley Local Plan

- 3.12 As required under Regulation 102 of the Conservation of Habitats and Species Regulations 2010⁹ an assessment of the 'likely significant effects' of the Proposed Submission Burnley Local Plan was undertaken. A screening matrix was prepared in order to assess which proposed policies and site allocations would be likely to have a significant effect on European sites. The screening assessment was undertaken for the Preferred Options Draft, and updated for the Proposed Submission Local Plan. The findings of the screening assessment are summarised in **Chapter 4** and the full matrix can be found in **Appendix 4**.
- 3.13 A risk-based approach involving the application of the precautionary principle was adopted in the assessment, such that a conclusion of 'no likely significant effect' was only reached where it was considered, based on current knowledge and the information available, that a draft policy or site allocation would not have a significant effect on the integrity of a European site.

Screening assumptions and information used in reaching conclusions about likely significant effects

- 3.14 During the screening stage of the HRA each draft policy was screened individually, which is consistent with current guidance. For some types of impacts, screening for likely significant effects has been determined on a proximity basis, using GIS data to determine the proximity of

⁹ SI No. 2010/490

potential development locations to the European sites that are the subject of the assessment. However, there are many uncertainties associated with using set distances as there are very few standards available as a guide to how far impacts will travel. Therefore, during the screening stage a number of assumptions have been applied in relation to assessing the likely significant effects on European sites that may result from the Local Plan, as described below.

Physical damage/loss of habitat

Onsite

- 3.15 Any development resulting from the Local Plan would take place within Burnley Borough; therefore only European sites within the Borough boundary could be affected through physical damage or loss of habitat from within the site boundaries.
- 3.16 The only European sites that fall partly within the Borough boundary are South Pennine Moors SAC and South Pennine Moors Phase 2 SPA; therefore onsite habitat loss or damage needed to be considered only in relation to those sites.

Likely significant effects relating to on site physical loss or damage to habitat is relevant to:

- South Pennine Moors SAC
- South Pennine Moors Phase 2 SPA

Offsite

- 3.17 Loss of habitat from outside the boundaries of a European site could still have an effect on site integrity if that habitat supports qualifying species from within the European sites, for example habitat that is used for foraging or roosting by birds. The qualifying features of South Pennine Moors SAC are all habitats and there are no qualifying transient species which could be affected by offsite habitat damage or disturbance.
- 3.18 However, the potential for offsite habitat loss or damage to affect South Pennine Moors Phase 2 SPA needs to be considered as areas outside of the SPA within the Borough boundary could be used by the qualifying bird species of the site. The only other European site within 15km of Burnley Borough is Rochdale Canal SAC and the qualifying floating water-plantain would not be affected by offsite habitat loss or damage.

Likely significant effects relating to offsite habitat loss is relevant to:

- South Pennine Moors Phase 2 SPA

Non-physical disturbance (noise, vibration and light)

- 3.19 Noise and vibration effects, e.g. during the construction of new housing or employment development, are most likely to disturb bird species and are thus a key consideration with respect to European sites where birds are the qualifying features, although such effects may also impact upon some mammals and fish species. Artificial lighting at night (e.g. from street lamps, flood lighting and security lights) is most likely to affect nocturnal species, and therefore have an adverse effect on the integrity of European sites where bats or nocturnal birds/animals are a qualifying feature.

- 3.20 It has been assumed that the effects of noise, vibration and light are most likely to be significant within a distance of 2.5km¹⁰ from a European site with qualifying features sensitive to these disturbances, or mapped offsite functional land used for foraging or roosting.
- 3.21 Rochdale Canal SAC is approximately 10.5km from the Burnley Borough boundary at the closest point and so is not expected to be affected by non-physical disturbance such as noise, vibration and light pollution. The qualifying features of South Pennine Moors SAC are all habitats which would not be affected by noise, vibration or light pollution.

Likely significant effects of onsite and offsite noise, vibration and light pollution is relevant to:

- South Pennine Moors Phase 2 SPA

Air pollution

- 3.22 Air pollution is most likely to affect European sites where plant, soil and water habitats are the qualifying features, but some qualifying animal species may also be affected, either directly or indirectly, by any deterioration in habitat as a result of air pollution. Deposition of pollutants to the ground and vegetation can alter the characteristics of the soil, affecting the pH and nitrogen availability that can then affect plant health, productivity and species composition.
- 3.23 In terms of vehicle traffic, nitrogen oxides (NO_x, i.e. NO and NO₂) are considered to be the key pollutants. Deposition of nitrogen compounds may lead to both soil and freshwater acidification, and NO_x can cause eutrophication of soils and water.
- 3.24 Based on the Highways Agency Design Manual for Road and Bridges (DMRB) Volume 11, Section 3, Part 1¹¹ (which was produced to provide advice regarding the design, assessment and operation of trunk roads (including motorways)), it is assumed that air pollution from roads is unlikely to be significant beyond 200m from the road itself. Where increases in traffic volumes are forecast, this 200m buffer needs to be applied to the relevant roads in order to make a judgement about the likely geographical extent of air pollution impacts.
- 3.25 The DMRB Guidance for the assessment of local air quality in relation to highways developments provides criteria that should be applied at the screening stage of an assessment of a plan or project, to ascertain whether there are likely to be significant impacts associated with routes or corridors. Based on the DMRB guidance, affected roads which should be assessed are those where:
- Daily traffic flows will change by 1,000 AADT (Annual Average Daily Traffic) or more; or
 - Heavy duty vehicle (HDV) flows will change by 200 AADT or more; or
 - Daily average speed will change by 10 km/hr or more; or
 - Peak hour speed will change by 20 km/hr or more; or
 - Road alignment will change by 5 m or more.
- 3.26 Traffic forecast data (based on the planned level of growth) are therefore needed to determine if increases in vehicle traffic in and around Burnley Borough are likely to be significant. Traffic forecast data of this nature is not currently available, however.
- 3.27 In the absence of traffic forecast data it has been assumed that only those roads forming part of the primary road network (motorways and 'A' roads) are likely to experience any significant increases in vehicle traffic as a result of development proposed in the Burnley Local Plan (i.e. greater than 1,000 AADT). As such, where a site is within 200m of only minor roads, no significant effect from traffic-related air pollution is considered to be the likely outcome.

¹⁰ During LUC's work on the HRA for the Kirklees Local Plan, discussions took place with the Kirklees Biodiversity Officer and Natural England who explained from his understanding of local survey information that golden plover, twite and short-eared owl may travel 1-2km from the SPA to forage and roost, and curlew may also travel 1km. Further discussion with Natural England identified that a threshold of 2.5km should be used.

¹¹ *Design Manual for Road and Bridges*. Highways Agency. <http://dft.gov.uk/ha/standards/dmr/index.htm>

- 3.28 All three European sites within 15km of Burnley Borough are within 200m of strategic roads as follows:
- South Pennine Moors SAC is within 200m of the M62 as well as numerous 'A' roads (A5004, A53, A537, A54, A57, A58, A6013, A6024, A6033, A6187, A619, A62, A621, A624, A625, A628, A635, A640 and A672).
 - South Pennine Moors Phase 2 SPA is within 200m of the M62 as well as the A58, A6033, A62, A640 and A672.
 - Rochdale Canal SAC is within 200m of the M60, M62 and A627 (M) as well as the A6104, A6193, A62, A640, A663, A664, A669 and **A671**.
- 3.29 The A roads and motorways within Burnley Borough are the **A671**, the A6068, A679, A682, A646, A6114 and M65. Only the A671 which is within 200m of the Rochdale Canal SAC connects directly with Burnley Borough, and has junctions with several other main road routes, before it passes close to the Rochdale Canal SAC. Therefore direct connectivity between the named roads within 200m of the European sites and Burnley is limited.
- 3.30 In the absence of local traffic forecast data, the impact of development in the Proposed Burnley Local Plan on these main routes outside of Burnley Borough needs to be assessed. As none of these routes are within Burnley Borough, information has been sought on the travel patterns of residents in Burnley to the surrounding areas.
- 3.31 Analysis of commuting patterns looking at movement from Burnley Borough based on the 2011 census data¹² shows the following levels of commuting by all modes of transport.
- Calderdale - 289
 - Pendle - 4,692
 - Ribbles Valley - 1,187
 - Hyndburn - 2,152
 - Rossendale - 825
 - Blackburn with Darwen - 2,103
 - Preston - 468
- 3.32 This shows the highest levels of commuting along the M65 corridor, north to Pendle, and west to Hyndburn and Blackburn with Darwen, and not in the direction of the named motorways and 'A' roads identified within 200m of the European sites.
- 3.33 In relation to the Rochdale Canal SAC, the A671 connects Burnley with Rossendale in the south. Based on commuting patterns, the level of flow from Burnley to Rossendale, in 2011 was 825. and the potential increases in traffic flow on this route based on the Proposed Submission Local Plan are not identified as significant.
- 3.34 Based on analysis of commuting patterns, and the location of the major road network, the Proposed Submission Local Plan for Burnley would not result in any significant increase on the named roads which lie within 200m of the South Pennine Moors SPA/SAC.
- 3.35 There is likely to be a minor overall increase in traffic levels within Burnley and the surrounding road network, however this is not identified as significant in relation to air quality impacts on the European sites alone.

No likely significant effects of air pollution identified in relation to the European sites.

¹² http://www3.lancashire.gov.uk/office_of_the_chief_executive/lancashireprofile/ia/IA_TTW_LAs_GB/atlas.html [accessed 16/11/16]

Recreation and urban impacts

- 3.36 Recreation activities and human presence can have an adverse impact on the integrity of a European site as a result of erosion and trampling or general disturbance. Where Local Plan policies are likely to result in an increase in the local population, or where an increase in visitor numbers to the area is considered likely, the potential for an increase in visitor numbers and the associated potential impacts at sensitive European sites was identified in the screening matrix. Consideration has been given to factors such as the characteristics and current use of the European sites and their accessibility from potential development areas. On this basis, recreation impacts were considered to be key considerations with regards to the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA but are less likely to be significant in relation to Rochdale Canal SAC.
- 3.37 The nature of development proposed is also being taken into account, for example employment sites are considered less likely to result in increased recreation pressure than residential sites as employees will be at work within the development site for the majority of the time.
- 3.38 Visitor survey work undertaken by the City of Bradford Metropolitan District Council, which informed the HRA of the Bradford Core Strategy¹³, resulted in the identification of a 'zone of influence' for recreational impacts on the South Pennine Moors SAC and South Pennine Moors SPA (Phases 1 and 2). This represents the area from within which most recreational visitors to the SAC and SPA are expected to originate and was found to extend to approximately 10.5km around the SAC and SPA boundaries. 'Urban edge' impacts (which include fly tipping, off-road vehicle use, wildfire and increased predation) were considered to be experienced primarily where development takes place within 400m of the Natura 2000 sites (on the basis of work carried out in the south of England in relation to heathland areas). The HRA Report concluded that adverse effects on the integrity of the South Pennine Moors SAC and SPA could not be ruled out due to recreation pressure, loss of functionally linked land used by the breeding bird assemblage and urban edge pressures. Therefore, a policy was developed for inclusion in the submitted Bradford Core Strategy setting out the measures which will avoid and/or mitigate these impacts and reflected the distances identified through survey work: a 400m exclusion zone around the SPA and SAC where only exceptional development will be permitted to mitigate urban edge effects; a 2.5km zone within which important foraging areas outside the SPA will be protected; and a 7km zone within which residential developments contribute to greenspace improvements that deflect visitors away from the SPA (and avoid effects), the implementation of onsite access management measures and a programme of habitat management and monitoring. This approach has been scrutinised during the Examination in Public into the Bradford Core Strategy.

Recreation impacts

- 3.39 A 2014 study by Natural England¹⁴ provides additional information that can be drawn upon to inform the assumptions used in the assessment of recreational impacts in this HRA. The study analysed the results of visitor surveys and identified the following:
- 73% of visits to the South Pennines involve travel distances of five miles or less; and
 - Residents of Burnley make 16 annual visits to the South Pennines per capita, which contributes 8.9% or 1.7 million visits to the 20 million visits made each year (based on an average of annual visits between 2009 and 2012) to the South Pennines.
- 3.40 With reference to the Natural England study and the Bradford Core Strategy HRA, 7km is considered an appropriately conservative screening distance, inside which recreational pressure impacts could require mitigation.
- 3.41 The nature of development proposed is also being taken into account, for example employment sites are considered less likely to result in increased recreation pressure than residential sites as employees will be at work within the development site for the majority of the time.

¹³ Habitats Regulations Assessment for the City of Bradford District Core Strategy (Proposed Modifications). Urban Edge Environmental Consulting, November 2015.

¹⁴ Natural England (2014) Monitor of engagement with the natural environment survey (2009-2012): Visit taking in the South Pennines

- 3.42 The Burnley Proposed Submission Document sets out Policy SP2: Housing Requirement 2012 – 2032 makes provision for 4,180 additional dwellings over the plan period, which supports population growth across the plan area, but also accommodates household projections.
- 3.43 Population increase in the District as a whole and in certain settlements could increase recreational pressure on the SPA. This would give rise to a potential in combination effect with development in neighbouring districts.

Likely significant effects relating to recreation impacts is relevant to:

- South Pennine Moors Phase 2 SPA
- South Pennine Moors SAC
- Rochdale Canal SAC

Water quantity and quality

- 3.44 An increase in demand for water abstraction and treatment resulting from the growth proposed in the Burnley Local Plan could result in changes in hydrology at European sites, specifically a decrease in water quality or changes to water levels. Depending on the qualifying features and particular vulnerabilities of the European sites, there could be a likely significant effect on site integrity.

Water quantity

- 3.45 Water in Burnley Borough is supplied by United Utilities. United Utilities' Water Resources Management Plan (WRMP)¹⁵ describes in detail the company's assessment of the available water supplies and the demand for water by customers over the period between 2015 and 2040. The plan also sets out the proposed strategy for water resources and demand management to ensure that there are adequate water supplies to serve customers. The supply area is divided up into four resource zones and Burnley Borough lies within the 'Integrated Resource Zone'. No deficit of supply is forecast in that zone and the overall conclusion in the WRMP is that water supply reliability will continue to be achieved across the region up to 2040. The WRMP was subject to HRA during its preparation and it was concluded that there would be no significant effects on European sites¹⁶. **Therefore, it is possible to conclude that the new Local Plan will not have significant effects on any of the European sites in and around Burnley Borough as a result of increased demand for water consumption.**

Water quality

- 3.46 Water treatment in Burnley Borough is also carried out by United Utilities, through sewage treatment works (STWs) whose discharge points, volume and quality is licensed to strict limits by the Environment Agency. The Environment Agency measures the performance of all the water companies in England annually and the July 2015 Report¹⁷ found United Utilities to have met 98.3% of its discharge standards. The United Utilities website states that it has plans in place to improve this performance, including upgrades to STWs. Therefore, it is likely that STW capacity serving Burnley Borough will be sufficient to meet the population growth anticipated in Burnley, and should not increase water pollution in receiving waters.
- 3.47 The Site Improvement Plans for South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC do not identify changes in water quality as a key vulnerability for these European sites.
- 3.48 **Therefore, it is possible to conclude that the new Local Plan will not have significant effects on any of the European sites in and around Burnley Borough as a result of increased demand for waste water treatment .**

¹⁵ United Utilities: Final Water Resources Management Plan (March 2015)

¹⁶ United Utilities - Habitats Regulations Assessment of the Draft Water Resources Management Plan: Addendum to draft Habitats Regulations Assessment (Amec, November 2013)

¹⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/448334/LIT_10132.pdf

No likely significant effects on water quality or quantity identified in relation to the European sites.

Summary of screening assumptions

3.49 **Table 3.1** below summarises the screening assumptions that were applied during the preparation of the screening matrix for the Preferred Options Draft Burnley Local Plan and Table 3.2 summarises the assumptions applied during the screening of the Proposed Submission Burnley Local Plan.

Table 3.1 Summary of screening assumptions for the Preferred Options Draft Burnley Local Plan

	Physical damage/loss of habitat (onsite)	Physical damage/loss of habitat (offsite)	Noise, vibration and light pollution	Air pollution	Impacts of recreation	Water quantity	Water quality
South Pennine Moors SAC	Screened in	Screened out	Screened out	Screened in	Screened in	Screened out	Screened out
South Pennine Moors Phase 2 SPA	Screened in	Screened in	Screened in	Screened in	Screened in	Screened out	Screened out
Rochdale Canal SAC	Screened out	Screened out	Screened out	Screened in	Screened in	Screened out	Screened out

Table 3.2 Summary of screening assumptions for the Proposed Submission Burnley Local Plan

	Physical damage/loss of habitat (onsite)	Physical damage/loss of habitat (offsite)	Noise, vibration and light pollution	Air pollution	Impacts of recreation	Water quantity	Water quality
South Pennine Moors SAC	Screened in	Screened out	Screened out	Screened out	Screened in	Screened out	Screened out
South Pennine Moors Phase 2 SPA	Screened in	Screened in	Screened in	Screened out	Screened in	Screened out	Screened out
Rochdale Canal SAC	Screened out	Screened out	Screened out	Screened out	Screened in	Screened out	Screened out
Bowland Fells SPA	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out
North Pennine Moors SPA and SAC	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out
North Pennine Dales Meadows	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out	Screened out

Interpretation of 'likely significant effect'

- 3.50 Relevant case law helps to interpret when effects should be considered as a likely significant effect, when carrying out HRA of a land use plan.
- 3.51 In the Waddenzee case¹⁸, the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive (translated into Reg. 102 in the Habitats Regulations), including that:
- An effect should be considered 'likely', "if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site" (para 44).
 - An effect should be considered 'significant', "if it undermines the conservation objectives" (para 48).
 - Where a plan or project has an effect on a site "but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned" (para 47).
- 3.52 An opinion delivered to the Court of Justice of the European Union¹⁹ commented that:
- "The requirement that an effect in question be 'significant' exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on the site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill."*
- 3.53 This opinion (the 'Sweetman' case) therefore allows for the authorisation of plans and projects whose possible effects, alone or in combination, can be considered 'trivial' or *de minimis*; referring to such cases as those "which have no appreciable effect on the site". In practice such effects could be screened out as having no likely significant effect; they would be 'insignificant'.

Mitigation provided by the Local Plan

- 3.54 Some of the potential effects of the Burnley Local Plan could be mitigated through the implementation of other policies in the Local Plan itself, such as the provision of green infrastructure within new developments (which could help mitigate increased pressure from recreation activities at European sites).
- 3.55 The extent to which avoidance measures are included in the policies in the emerging Local Plan was considered during the screening stage and has influenced the screening conclusions (see **Appendix 4** and **Chapter 4**).

Identification of other plans and projects which may have 'in-combination' effects

- 3.56 Regulation 102 of the Amended Habitats Regulations 2010 requires an Appropriate Assessment where 'a land use plan is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site'. Therefore, where likely significant effects have been identified, it is necessary to consider whether there may also be significant effects in combination with other plans or projects.
- 3.57 The Scottish Natural Heritage (2015) *Habitats Regulations Appraisal of Plans Guidance for Plan-making bodies in Scotland*²⁰ explores the role of the 'trivial' or *de minimis* effects, in relation to the assessment of cumulative effects. It recognises that small scale effects will not have a likely

¹⁸ ECJ Case C-127/02 "Waddenzee" Jan 2004.

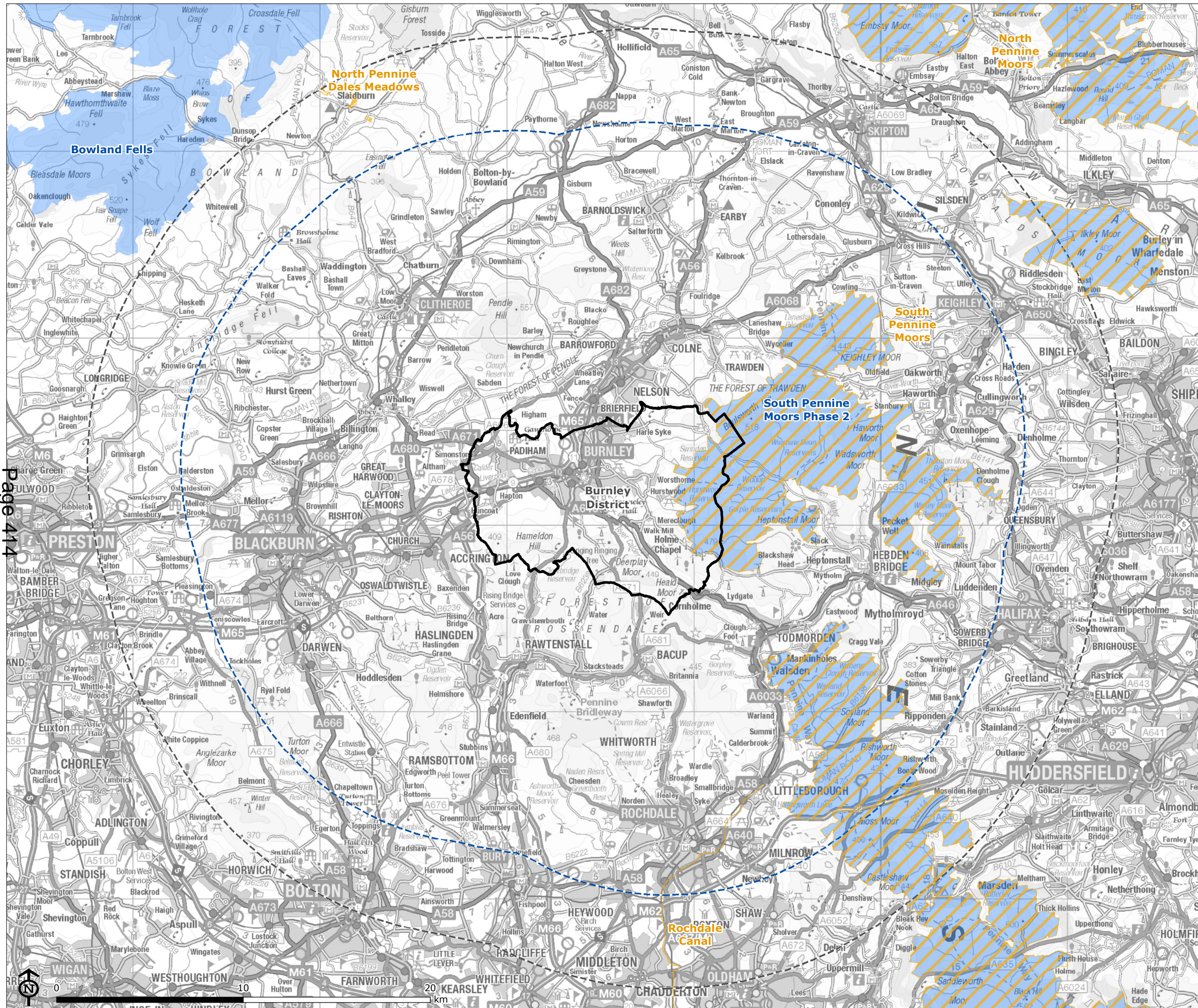
¹⁹ Advocate General's Opinion to CJEU in Case C-258/11 *Sweetman and others v An Bord Pleanala* 22nd Nov 2012.

²⁰ Scottish Natural Heritage (2015) *Habitats Regulations Appraisal of Plans Guidance for Plan-making bodies in Scotland* Version 3.0 January 2015, Initially Prepared by David Tyldesley Associates <http://www.snh.gov.uk/docs/A1500925.pdf>

significant effect alone, but that they should be considered in relation to in-combination effects, and the potential for in-combination likely significant effects. In addition a Natural England Commissioned Report²¹ which reviewed the authoritative decisions that have considered the scale of effects, where these were judged to have been relatively small in the context of the case. This identified that in the case of small scale effects on a supporting habitat for a species (whether a designated SAC species or a classified SPA species), the decisions reviewed suggest it is the ecological functioning of that supporting habitat which is most influential: that is, what ecological function the affected area was performing, or could perform, and its importance to the population of the species for which the site had been designated / classified. The contribution made by the area affected to the ability of the site to support the populations for which it had been designated or classified exerted a stronger influence over decision makers than the spatial extent of the effect.

- 3.58 The first stage in identifying 'in-combination' effects involves identifying which other plans and projects in addition to the Burnley Local Plan may affect the European sites that were the focus of this assessment. There are a large number of potentially relevant plans and projects which could be considered; therefore the review at this stage focused on planned spatial growth within the authorities adjacent to Burnley Borough as these are the ones most likely to give rise to in-combination effects. Burnley Borough Council did not consider that there are any major development projects in the planning system within the Borough that are not already identified as within the Proposed Submission document. Therefore, it is not considered likely that there will be any in-combination effects from other projects. **Appendix 3** lists the relevant plans that were considered, outlining the components of each that could have an impact on nearby European sites and considering the findings of the accompanying HRA work (where available).
- 3.59 The purpose of the review of other plans was to identify any components that could have an impact on the European sites that could also be affected by the Burnley Local Plan, e.g. proposals for development near to the European sites which could have implications in terms of increased traffic, water use and recreation pressures and infrastructure development. The potential for the effects of these plans to combine with the effects of the Proposed Submission Burnley Local Plan has been considered in **Chapter 4** and updated where necessary during further iterations of the HRA.

²¹A Natural England Commissioned Report CHAPMAN, C. & TYLDESLEY, D. 2016. Small scale effects: How the scale of effects has been considered in respect of plans and projects affecting European sites - a review of authoritative decisions. Natural England Commissioned Reports, Number 205. In the case of small scale effects on a supporting habitat for a species (whether a designated SAC species or a classified SPA species), the decisions reviewed suggest it is the ecological functioning of that supporting habitat which is most influential: that is, what ecological function the affected area was performing, or could perform, and its importance to the population of the species for which the site had been designated / classified. The contribution made by the area affected to the ability of the site to support the populations for which it had been designated or classified exerted a stronger influence over decision makers than the spatial extent of the effect.



**BURNLEY BOROUGH
Habitats Regulations
Appraisal**

**Figure 3.1: Natura 2000 Sites
around Burnley Borough**

- Burnley Borough boundary
- 15km from Burnley Borough
- 20km from Burnley Borough
- Natura 2000 Sites**
- Special Area of Conservation
- Special Protection Area

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Map Scale @ A3: 1:200,000



4 HRA Screening Assessment of the Proposed Submission Burnley Local Plan

Screening conclusions

- 4.1 As described in **Chapter 3**, a screening assessment was carried out in order to identify the likely significant effects of the Burnley Local Plan: Preferred Options Draft (July 2016) on the European sites in and around Burnley Borough. The process was repeated for the Proposed Submission Burnley Local Plan March 2017.
- 4.2 The purpose of the screening stage is to:
- Identify all aspects of the plan which would have **no effect** on a European site, so that that they can be eliminated from further consideration in respect of this and other plans;
 - identify all aspects of the plan which would not be likely to have a significant effect on a European site (i.e. would have **some effect**, because of links/connectivity, but which are **not significant**), either alone or in combination with other aspects of the same plan or other plans or projects, which therefore do not require 'appropriate assessment'; and
 - identify those aspects of the plan where it is **not possible to rule out the risk of significant effects on a European site**, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require appropriate assessment.
- 4.3 Some modifications to the screening results were made during the second screening stage. These include:
- the re-screening of policy HS2: Affordable Housing as 'no effect on European sites'. This reflects the nature of the policy in guiding the type of housing, but not the principle, quantity or location.
 - The screening out of air quality impacts on the South Pennine Moors SAC and Rochdale Canal SAC, to reflect the lack of pathway between the roads identified at screening and Burnley Borough. As discussed in Chapter 3, air pollution impacts from increased vehicle traffic on roads within 200m of the European sites is not identified as significant alone, due to the location of these roads in relation to Burnley Borough. In-combination impacts of air pollution with other plans should be considered in those relevant HRA documents.
 - Identification of 'de minimis' effects to allow in-combination assessment.
- 4.4 Table 4.1 below sets out a Summary of changes made to the Plan between Preferred Options and Proposed Submission Draft Local Plan Stages and impacts on the HRA. The majority of changes to the plan did not result in impacts on the HRA.

Table 4.1 Summary of changes made to the Plan between Preferred Options and Proposed Submission Draft Local Plan Stages and impacts on the HRA

Plan section	Summary of changes between Preferred Options and Proposed Submission Local Plan	Impacts on the HRA
Vision and objectives	Minor wording change	No change
Strategic policies	Minor wording change	No change
Housing	Amendment to the indicative number of dwellings of some residential allocations in Policy HS1 and wording changes to specific housing allocation policies. Minor wording changes to Policy HS3:	<ul style="list-style-type: none"> HS1/36 Land West of Smithyfield Avenue (as an individual site, separate from the previous site boundary)

Plan section	Summary of changes between Preferred Options and Proposed Submission Local Plan	Impacts on the HRA
	<p>Housing Density and Mix</p> <p>Minor wording changes to Policy HS4: Housing Developments</p> <p>Minor wording changes to Policy HS5: House Extensions and Alterations</p> <p>Proposed Submission Draft Local Plan has allocated residential sites HS1/35 (HEL/256): Lodge Mill, HS1/37 (HEL/260): Barden Mill, and HS1/38 (HEL/019): Butchers Farm all of which were not considered at the Preferred Options stage. HS1/36 (HEL/105): Land West of Smithyfield Avenue was previously incorporated within the larger site of HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir and is now a separate site.</p>	<p>and HS1/38 Butchers Farm have been included in the assessment</p>
	<p>HEL/254: Land at Nelson Road, Saxifield has come forward as a reasonable alternative site option for the first time in the Proposed Submission Draft Local Plan.</p>	<p>Not an allocated site, therefore not assessed at Preferred Options or Proposed Submission.</p>
	<p>Boundary changes have been made to allocated residential sites HS1/7 (HEL/231): Ridge Wood, HS1/10 (HEL/074): Higher Saxifield, HS1/11 (HEL/066): Land at Burnley General Hospital and HS1/20 (HEL/039): Gordon Street Mill, Worsthorne. The Boundary of site HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir has also been amended. The remainder of the former larger site is now site HS1/36: Land West of Smithyfield Avenue as mentioned above.</p>	<ul style="list-style-type: none"> • HS1/15 Former Heckenhurst Reservoir HS1/20 Gordon Street Mill, HS1/36 Land West of Smithyfield Avenue are located within 2.5km of the South Pennine Moors SPA and SAC
	<p>Site HS1/8: New Hall Street/Barden Lane has been removed as an allocation as it is no longer considered to be a reasonable alternative as the approved housing scheme is now under construction.</p> <p>HS1/22 Lawrence Avenue has been removed as an allocation.</p>	<ul style="list-style-type: none"> • No change
<p>Town Centres</p>	<p>Changes to Policy TC2: Development within Burnley and Padiham Town Centres</p> <p>Renaming of Policy TC5 to 'Uses within the Weaver's Triangle and minor wording changes made</p> <p>Minor wording changes to Policy TC6: District Centres</p> <p>Minor wording changes to Policy TC7: Hot Food Takeaways</p> <p>Minor wording changes to Policy TC8:</p>	<ul style="list-style-type: none"> • No change

Plan section	Summary of changes between Preferred Options and Proposed Submission Local Plan	Impacts on the HRA
	Shopfront and Advertisement Design Boundary change has been made to site TC4/1: Former Pioneer, Curzon Street	
Employment	Amendments to policy for site EMP1/3	No change
	Boundary changes have been made to allocated employment sites EMP1/2: Burnley Bridge Business Park, EMP1/7: Westgate and EMP1/12: Burnley Bridge Extension.	No change
	Site EMP1/7: Westgate is considered to be on brownfield land rather than greenfield as previously assessed.	No change
Historic Environment	Minor wording changes to Policy HE1: Identifying and Protecting Burnley's Historic Environment Minor wording changes to Policy HE2: Designated Heritage Assets Minor wording changes to Policy HE3: Non-Designated Heritage Assets Changes to Policy HE4: Scheduled Monuments and Archaeological Assets	No change
Natural Environment	Minor wording changes to: Policy NE1: Biodiversity and Ecological Networks Policy NE2: Protected Open Space Policy NE4: Protected Trees, Hedgerows and Woodland Policy NE5: Environmental Protection: Minor changes to light pollution text and addition of text on unstable land	No change
Climate change	Minor wording changes	No change
Infrastructure	Minor wording changes to Policy IC5: Protection and Provision of Social and Community Infrastructure.	No change
	New Policy IC6 Telecommunications	Policy screened
	Policy IC6: Taxis and Taxi Booking Offices has been renumbered to IC7 and minor wording changes have been made.	No change

4.5 The full screening matrix used for this assessment can be found in **Appendix 4** and the findings are summarised below.

No effect on European sites

4.6 Forty five of the policies in the Burnley Local Plan: Proposed Submission Draft Local Plan as well as the Vision and objectives for the Local Plan, are not expected to have significant effects on European sites.

4.7 The Vision and objectives for the Local Plan will not themselves lead to development, which will instead be implemented through other more detailed policies in the Local Plan that have been subject to HRA screening separately.

4.8 The following policies would not result directly in development, and many instead set out criteria relating to development proposed under other policies which have been subject to HRA screening separately:

- SP1: Achieving Sustainable Development
- SP4: Development Strategy
- SP5: Development Quality and Sustainability
- SP6: Green Infrastructure
- SP7: Protecting the Green Belt
- HS2: Affordable Housing
- HS3: Housing Density and Mix
- HS4: Housing Design
- HS5: House Extensions and Alterations
- HS9: Gypsy and Traveller Site Occupancy Condition
- EMP2: Protected Employment Sites
- EMP6: Conversion of Rural Buildings
- TC7: Hot Food Takeaways
- TC8: Shopfront and Advertisements Design
- HE1: Identifying and Protecting Burnley's Historic Environment
- HE2: Designated Heritage Assets
- HE3: Non-Designated Heritage Assets
- HE4: Scheduled Monuments & Archaeology
- NE3: Landscape Character
- NE4: Trees, Hedgerows and Woodland
- CC4: Development and Flood Risk
- CC5: Surface Water Management and Sustainable Drainage Systems(SUDs)
- IC2: Managing Transport & Travel Impacts
- IC3: Car Parking Standards
- IC4: Infrastructure and Planning Contributions
- IC7: Taxis and Taxi Booking Offices

4.9 In addition, a number of the Local Plan policies would not result in development and include avoidance measures which could avoid the potential effects of development proposed elsewhere in the Local Plan as follows:

- Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.
- Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.
- IC1: Sustainable Travel seeks to encourage the use of sustainable transport, which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.

- NE2: Protected Open Space seeks to protect and enhance open space provision in the Borough and so could help to mitigate the impacts of increased recreation pressure at European sites (although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided).

Policies resulting in development where the scale and location of the impact is negligible

4.10 The following policies could result in some development, but the development arising would be either located away from sensitive European sites within the urban area or would be small in scale so would not be expected to contribute significantly to increased vehicle traffic, recreation pressure or loss of off-site habitat:

- HS6: Agricultural Worker's Dwellings
- HS7: Gypsy and Traveller Site Allocation
- HS8: Gypsy and Traveller Site Criteria
- EMP3: Supporting Existing Employment
- TC1: Retail Hierarchy
- TC2: Development within Burnley & Padiham Town Centres
- TC3: Burnley Town Centres Primary & Secondary Frontages
- TC4: Development Opportunities in Burnley Town Centres
- TC5: The Weavers' Triangle
- TC6: District Centres

Trivial or 'de minimis' effect on European sites

4.11 The following policies were identified as having potential pathways to European sites, and although these effects were not identified as significant alone, were identified for consideration for in-combination effects in the Appropriate Assessment:

- EMP5: Rural Business and Diversification;
- EMP7: Equestrian Development;
- CC1: Renewable and Low Carbon Energy (not including wind energy)
- CC2: Suitable Areas for Wind Energy Development
- CC3: Wind Energy Development
- IC5: Protection & Provision of Social and Community Infrastructure
- IC6: Telecommunications

4.12 The above policies are identified for their potential impacts on the South Pennine Moors Phase 2 SPA in relation to physical damage / loss of offsite habitat, non-physical disturbance from development, erosion / trampling or general disturbance from increased recreation. For the South Pennine Moors SAC impacts are identified for policies EMP5 and EMP7 in relation to erosion / trampling or general disturbance from increased recreation.

Likely significant effects

4.13 The following policies are highlighted as having pathways to European sites and likely significant effects:

- SP2: Housing Requirement 2012-2032
- SP3: Employment Land Requirement 2012-2032
- HS1: Housing Allocations
- EMP1: Employment Allocations

- 4.14 These policies support housing and/or employment development which could have adverse effects in relation to **physical disturbance/loss of offsite habitat** and **non-physical disturbance** from development, and **erosion/trampling or general disturbance** from increased recreation activities.
- 4.15 As described in **Chapter 3**, onsite physical disturbance/loss of habitat and non-physical disturbance needed to be considered only in relation to South Pennine Moors SAC and South Pennine Moors Phase 2 SPA, while offsite physical disturbance/ loss of habitat and non-physical disturbance needed to be considered only in relation to South Pennine Moors Phase 2 SPA. In all cases, the housing and employment site allocations in the Proposed Submission document are outside of the boundaries of the SAC and SPA, as shown in **Figure 4.1** at the end of this section. Therefore, onsite physical disturbance/loss of habitat and non-physical disturbance could be ruled out in relation to both South Pennine Moors SAC and South Pennine Moors Phase 2 SPA.
- 4.16 However, policy HS1: Housing Allocations allocates housing sites, six of which (HS1/9 Red Lees Road, Cliviger, HS1/15 Former Heckenhurst Reservoir, HS1/20 Gordon Street Mill, HS1/31 Land adjacent to 250 Brownside Road, HS1/36 Land West of Smithyfield Avenue and HS1/38 Butchers Farm) which are within 2.5km of the SPA boundary; therefore likely significant effects in relation to offsite physical disturbance/loss of habitat and non-physical disturbance affecting the qualifying bird species of South Pennine Moors SPA could not be ruled out for these allocated sites at this stage.

Table 4.2 Housing allocations within 2.5km of the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA

Site reference	Site name	Site area (ha)	Greenfield/Brownfield ²²
HS1/9	Red Lees Road, Cliviger	5.00	Greenfield
HS1/15	Former Heckenhurst Reservoir	1.38	Brownfield (open pasture)
HS1/20	Gordon Street Mill	1.41	Greenfield/Brownfield (factory buildings and open pasture field to the north)
HS1/31	Land adjacent to 250 Brownside Road	0.73	Greenfield / Brownfield (small area of brownfield and scrubby trees to south, open pasture to the north with occasional hedgerow trees)
HS1/36	Land West of Smithyfield Avenue	1.72	Greenfield (open pasture)
HS1/38	Butchers Farm	1.17	Brownfield / Greenfield (northern part of site comprises farm buildings and yard, southern section comprises open pasture at settlement edge)

- 4.17 Erosion/trampling and disturbance from increased recreation pressure could potentially affect South Pennine Moors SAC, South Pennine Moors SPA Phase 2 and Rochdale Canal SAC.
- 4.18 No employment allocations are located within 2.5km of the South Pennine Moors Phase 2 SPA. Table 4.3 overleaf summarises the relevant policies and impacts on the European sites.

²² As identified within the Proposed Submission Burnley Local Plan

Table 4.3 Summary of policies and European sites taken forward for Appropriate Assessment

		SP2 Housing requirement	SP3 Employment land	HS1: Housing Allocations	EMP1: Employment Allocations
South Pennine Moors Phase 2 SPA	Physical damage / loss of offsite habitat	Y	Y	Y	Y
	Non physical disturbance from development (noise, light, vibration)	Y	-	Y (preferred sites listed in Table 4.2)	-
	Erosion / trampling or general disturbance from increased recreation	Y	Y	Y	Y
South Pennine Moors SAC	Physical disturbance / loss of offsite habitat	-	-	-	-
	Non physical disturbance from development (noise, light, vibration)	-	-	-	-
	Erosion / trampling or general disturbance from increased recreation	Y	Y	Y	Y
Rochdale Canal SAC	Physical disturbance / loss of offsite habitat	-	-	-	-
	Non physical disturbance from development (noise, light, vibration)	-	-	-	-
	Erosion / trampling or general disturbance from increased recreation	Y	Y	Y	-

Potential avoidance measures

- 4.19 As described above, a number of the Local Plan policies include avoidance measures for the potential effects of development on European sites and this has been reflected in the screening matrix in **Appendix 4** and has informed the screening conclusions.

Summary of approach to assessing in-combination effects from Screening









- 4.20 In-combination effects can arise from those effects on a European site which are not significant alone. The first stage in this iterative process is to examine in-combination effects within the plan itself. This process can first be undertaken following screening, and also following appropriate assessment. As such, the approach to in-combination effects arising from the policies and proposals of the Proposed Submission Burnley Local Plan is set out in the Appropriate Assessment to allow consideration of 'de minimis' effects from mitigated policies.

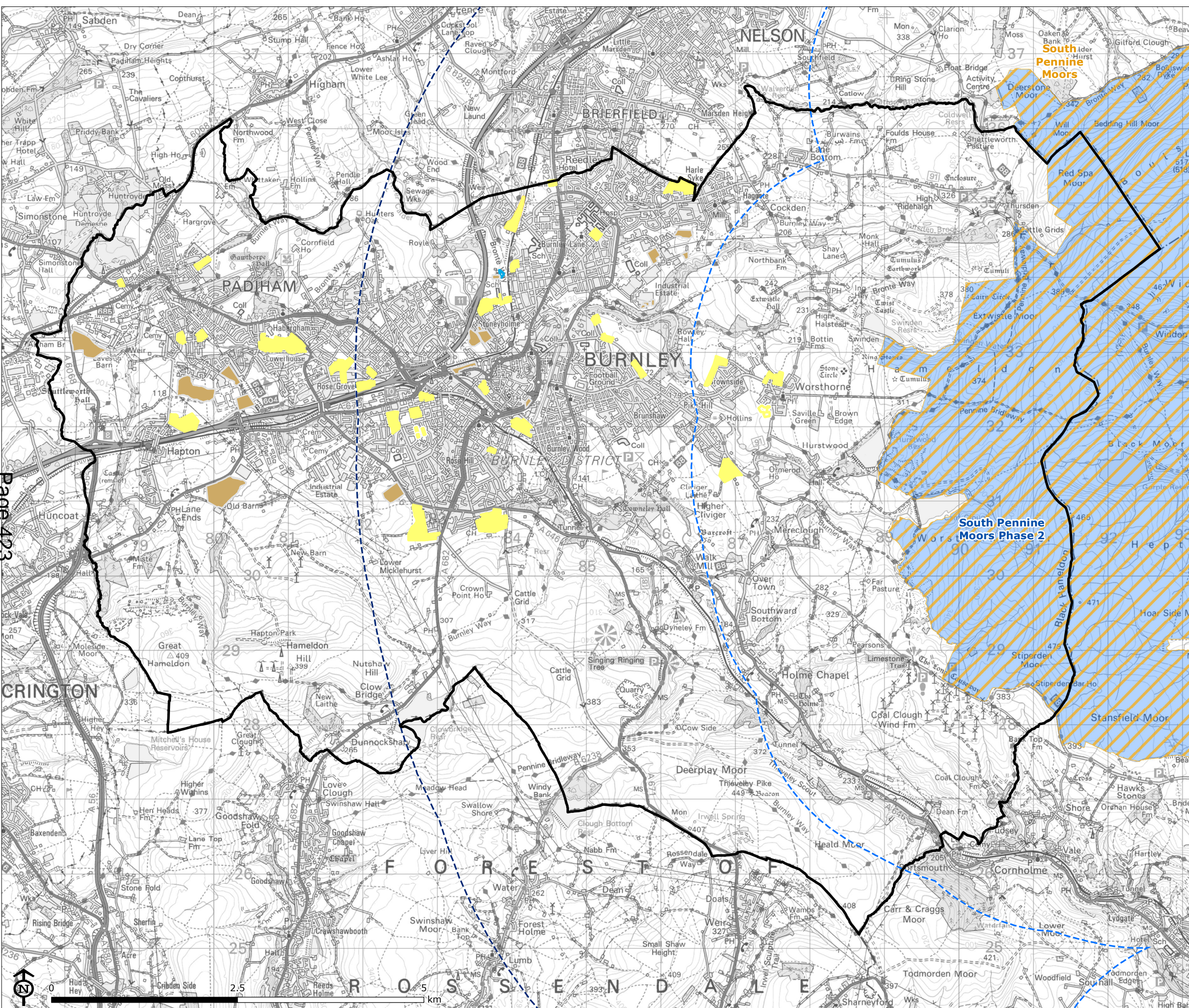
In-combination Effects with other plans and projects

- 4.21 As described in **Chapter 2**, it is necessary to consider the potential for the Burnley Local Plan to have significant effects in combination with other plans, as well as individually. A review was therefore undertaken of other plans that may result in significant effects in combination with the policies in the Local Plan, as a result of development being proposed in other areas which could affect the same European sites in and around Burnley Borough. The findings of this review can be seen in full in **Appendix 3** and are summarised below.
- 4.22 The review of HRA work carried out by neighbouring districts in relation to their emerging development plans did not identify any likely significant effects which may combine with the effects of the Burnley Local Plan. However, further consideration will need to be given to the potential in-combination effects of the Burnley Local Plan and other nearby plans and projects during later stages of the HRA, once the HRA conclusions for both the Burnley Local Plan and other local plans are more certain. In particular, the potential for likely significant effects in combination with the Rossendale, Pendle, Ribble Valley and Calderdale Local Plans will need to be given further consideration once those Plans have developed further and additional HRA work is published.

BURNLEY BOROUGH
Habitats Regulations
Appraisal

Figure 4.1: Location of Proposed Submission Local Plan Site Allocations

-  Burnley Borough boundary
-  Employment site
-  Gypsy and traveller site
-  Housing site
- Natura 2000 Sites**
-  Special Area of Conservation
-  Special Protection Area
-  2.5km from SAC/SPA
-  7km from SAC/SPA



Map Scale @ A3: 1:50,000



Screening Conclusions for the Preferred Options Draft July 2016

- 4.23 HRA screening of the Burnley Local Plan: Preferred Options Draft was undertaken in accordance with currently available guidance and based on a precautionary approach, as required under the Habitats Regulations.
- 4.24 The HRA screening conclusions for the Preferred Options Draft Local Plan were likely significant effects on European sites as follows:
- Offsite damage/disturbance to habitats and non-physical disturbance affecting the qualifying bird species of South Pennine Moors Phase 2 SPA.
 - Increased air pollution and increased recreation pressure affecting South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.
- 4.25 The Burnley Local Plan: Preferred Options Draft was published for consultation between July and August 2016. The HRA Screening Report was published alongside the consultation document and was sent to Natural England for comment.

Screening conclusions for the Proposed Submission Local Plan March 2017

- 4.26 Further analysis of the roads within 200m of the South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC revised the Preferred Options Draft Local Plan screening conclusion of likely significant effects in relation to air quality.
- 4.27 The HRA screening conclusions for the Proposed Submission Local Plan are likely significant effects on European sites as follows:
- Offsite damage/disturbance to habitats of South Pennine Moors Phase 2 SPA.
 - Non-physical disturbance affecting the qualifying bird species of South Pennine Moors Phase 2 SPA.
 - Increased recreation pressure affecting South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.
- 4.28 Based on the above conclusions, the following policies were taken forward for Appropriate Assessment as having likely significant effects alone:
- SP2 Housing requirement;
 - SP3 Employment land;
 - HS1: Housing Allocations;
 - EMP1: Employment Allocations.

5 Appropriate Assessment

Appropriate Assessment approach

- 5.1 Following the screening stage, if likely significant effects on Natura 2000 sites are unable to be ruled out, the plan-making authority is required under Regulation 102 of the Habitats Regulations 2010 to make an 'Appropriate Assessment' of the implications of the plan for Natura 2000 sites, in view of their conservation objectives. EC Guidance²⁶ states that the Appropriate Assessment should consider the impacts of the plan (either alone or in combination with other projects or plans) on the integrity of Natura 2000 sites with respect to their conservation objectives and to their structure and function.
- 5.2 A site's integrity depends on it being able to sustain its 'qualifying features' (i.e. those Annex 1 habitats, Annex II species, and Annex 1 bird populations for which it has been designated) and to ensure their continued viability. A high degree of integrity is considered to exist where the potential to meet a site's conservation objectives is realised and where the site is capable of self repair and renewal with a minimum of external management support.
- 5.3 An Appropriate Assessment has therefore been undertaken for all of the Natura 2000 sites in Burnley Borough (+15km) where likely significant effects from the Proposed Submission document **alone** were identified (or were not able to be ruled out) during the screening stage.
- 5.4 As described in **Chapter 1**, a conclusion needs to be reached as to whether or not a policy or site allocation in the Local Plan would adversely affect the integrity of a Natura 2000 site. As stated in the EC Guidance, assessing the effects on the site(s) integrity involves considering whether the predicted impacts of the Local Plan policies (either alone or in combination) have the potential to:
- Cause delays to the achievement of conservation objectives for the site.
 - Interrupt progress towards the achievement of conservation objectives for the site.
 - Disrupt those factors that help to maintain the favourable conditions of the site.
 - Interfere with the balance, distribution and density of key species that are the indicators of the favourable condition of the site.
 - Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site functions as a habitat or ecosystem.
 - Change the dynamics of relationships that define the structure or function of the site (e.g. relationships between soil and water, or animals and plants).
 - Interfere with anticipated natural changes to the site.
 - Reduce the extent of key habitats or the population of key species.
 - Reduce the diversity of the site.
 - Result in disturbance that could affect the population, density or balance between key species.
 - Result in fragmentation.
 - Result in the loss of key features.

South Pennine Moors Phase 2 SPA

Appropriate Assessment of Elements of the Proposed Plan with Likely Significant Effects alone

5.5 The following policies have been identified through the screening process as having LSE alone:

- SP2 Housing requirement: sets out the quantum of development over the 20 year period from 2012 to 2032. The additional population has potential recreational impacts on the South Pennine moors Phase 2 SPA and SAC. The spatial location of the housing is set out in policy HS1: Housing Allocations.
- SP3 Employment land: sets out the Employment Land Requirement over the 20 year period from 2012 to 2032. The Employment land requirement could increase the recreational pressure on the South Pennine moors Phase 2 SPA and SAC. The spatial location of the employment land is set out in policy EMP1: Employment Allocations.
- HS1: Housing Allocations: sets out the housing allocations which will meet the housing requirement of Policy SP2. The housing allocations could result in loss of offsite habitat and nonphysical disturbance for the South Pennine Moors Phase 2 SPA such as noise, vibration and light pollution. The increased population could result in physical damage / loss of habitat to the South Pennine Moors SPA and SAC through increased recreational pressure. Six housing allocations are identified within 2.5km of the South Pennine Moors SPA and SAC (see Table 5.1 below)
- EMP1: Employment Allocations: sets out the employment allocations which meet the employment requirement of Policy SP3. All of the employment allocations are located more than 2.5km from the South Pennine Moors Phase 2 SPA. The Employment land allocations could increase the recreational pressure on the South Pennine moors Phase 2 SPA and SAC.

5.6 While none of the residential or employment sites are within the boundaries of Natura 2000 sites and so physical loss of habitat from within the boundaries of Natura 2000 sites is not likely, six of the residential site allocations are within 2.5km of the South Pennine Moors SPA (Phases 1 and 2) and could support habitat that could be used by qualifying bird species from the SPAs. Development of these sites could therefore result in offsite habitat loss or damage or non-physical disturbance such as noise, vibration and light pollution, which could have a significant effect on the SPAs.

Table 5.1 Site allocations within 2.5km of the South Pennine Moors SPA Phases 1 and 2

Site reference	Site name	Site area (ha)	Greenfield/Brownfield ²³	Surrounding land use
HS1/9	Red Lees Road, Clivinger	5.00	Greenfield (open pasture)	Adjoins private gardens, road and is crossed by two public rights of way, the surrounding land use is pasture.
HS1/15	Former Heckenhurst Reservoir	1.38	Brownfield (open pasture)	A public right of way passes to the east of the site boundary. Private gardens adjoin the southern edge of the site, with pasture to the other site boundaries.
HS1/20	Gordon Street Mill	1.41	Greenfield/Brownfield (factory buildings and open pasture to the north)	A public right of way passes to the north of the site boundary, adjacent to playing fields. The southern part of the site comprises a large factory building which adjoins the settlement, and pasture is

²³ As identified within the Proposed Submission Burnley Local Plan

Site reference	Site name	Site area (ha)	Greenfield/Brownfield ²³	Surrounding land use
				found to the north.
HS1/31	Land adjacent to 250 Brownside Road	0.73	Greenfield / Brownfield (small area of brownfield and scrubby trees to south, open pasture to the north with occasional hedgerow trees)	A public right of way passes alongside the northern site boundary with pasture to the west, and amenity grassland to the north.
HS1/36	Land West of Smithyfield Avenue	1.72	Greenfield (open pasture)	Private gardens adjoin the eastern boundary of the site, with pasture to the other site boundaries.
HS1/38	Butchers Farm	1.17	Brownfield / Greenfield (eastern part of site comprises farm buildings and yard, southern section comprises open pasture at settlement edge)	The site adjoins the urban edge and is bounded by pasture to the other boundaries.

South Pennine Moors Phase 2 SPA – Offsite Habitat Loss

- 5.7 The proposed plan does not advocate the loss of habitat for qualifying species within the SPA boundary itself. However, allocations for development within the Burnley area could result in the loss of foraging or roosting habitat which, although not part of the SPA, plays an important role in the life cycles of qualifying species and could, therefore, affect the overall integrity of the SPA. For the purposes of completeness it is important to consider all potential housing and employment allocations proposed in the plan.
- 5.8 The qualifying features of the SPA include breeding populations of:
- Merlin
 - Short-eared owl
 - Peregrine
 - Dunlin
 - Golden plover
- 5.9 Species that are particularly likely to travel up to 2.5km from the SPA boundaries for foraging and roosting are the golden plover, short eared owls, and merlin.
- 5.10 **Merlin, short-eared owl and peregrine** can be categorised as birds of prey. While each species has its own specific breeding and foraging requirements, all three are closely associated with undisturbed, upland habitat. Merlin and short-eared owl take advantage of dense, extensive heather moors to create ground nests and prey on smaller birds and small mammals. Peregrine normally nest on rocky outcrops, cliff ledges or quarry faces. Very rarely do peregrines in the UK nest in trees.
- 5.11 The foraging requirements of each species relate less to specific habitat types and more to the abundance of prey species. While each species requires a large foraging area, they are well adapted to hunting in large open areas, which comprise moorland, wetland, agricultural land and, in the case of peregrine, urban areas.
- 5.12 In considering the off-site habitat requirements of these species in relation to the plan, it is noted that many of the proposed housing and employment allocations are generally small and located on the edge of urban areas. Many of the allocations comprise existing developed land closely associated with existing settlements, while others comprise intensively managed agricultural land immediately adjoining developed areas. Detailed surveys of qualifying species have not been undertaken to inform this HRA, however **it can be confidently concluded that the proposed allocations will not result in the loss of important off-site habitat for merlin, short-eared owl or peregrine.** While, in theory, small areas of suitable foraging habitat, primarily agricultural land, could be lost, there remains extensive suitable foraging habitat for these

species, both within the optimal conditions of the SPA, and the wider undeveloped countryside of agricultural land.

- 5.13 **Dunlin** is a resident species in the UK. It generally spends its summers on upland breeding grounds, such as the South Pennine Moors Phase 2 SPA, which supports 140 pairs, before migrating to the UK's coasts for winter. During breeding, Dunlin maintain territories, the size of which vary in relation to the quality of habitat. However, generally, dunlin territories range in size from 0.25ha to 7.5ha. In the absence of survey data, it is not known how many Dunlin maintain territories across the SPA, however it is assumed that territories are very unlikely to extend beyond the extensive area of the SPA boundary and into the plan allocations, most of which are closely associated with existing development. Given the species tendency to maintain small territories during the breeding season and its migration to coastal areas for winter, it is **considered unlikely that the plan will result in significant off-site effects on this species.**
- 5.14 **Golden plover** is partially migratory in the UK. While the species breeds in upland moorland habitats, it utilises nearby lowland grass pasture and, occasionally, arable stubble, for roosting and wintering. In the absence of survey data, it is not possible to confirm how golden plover associated with the South Pennine Moors Phase 2 SPA use the extensive adjacent pasture habitats within Burnley and the other local authorities areas within proximity of the SPA. While extensive suitable habitat exists, **it cannot be assumed that some of the allocations associated with the plan, particularly those to the east of Burnley, are not used by this species during its life cycle.** Applying the precautionary principle, it is considered that a significant effect may occur if development takes place within the allocations (set out in Table 5.1) within 2.5km of the South Pennine Moors Phase 2 SPA.
- 5.15 To confirm that golden plover are or are not using the sites would require bird surveys during breeding season; the timing of which has not allowed survey results to feed into this HRA Report. Therefore this Appropriate Assessment has taken the approach of assuming, as a precaution, that the sites are functionally connected to the SPA for golden plover. If that is the case, development at the sites could adversely affect the integrity of the SPA if the loss of habitat affects a foraging site used by a significant proportion of the golden plover population of the South Pennine Moors SPA, or causes golden plover to move elsewhere, such that the SPA population is affected.
- 5.16 There is a high proportion of grass pasture across Burnley and the fields surrounding the sites could provide suitable alternative habitat if golden plover were displaced from the sites which are located in the countryside. Golden plover can remain faithful to specific fields; therefore mitigation may be required in the form of management of nearby fields specifically to improve their suitability for golden plover.
- Mitigation: Golden plover*
- 5.17 In light of this conclusion the following mitigation measures are proposed for the sites within 2.5km of the South Pennine Moors SPA Phase 2 which could ameliorate effects:
- Appropriate surveys are undertaken at the time of any planning application within relevant allocations. Relevant allocations include those which currently comprise agricultural land and enjoy limited disturbance from adjacent land uses and recreation;
 - Where surveys identify golden plover on allocated land, an assessment is made of the relative value of that land and its importance to the conservation objectives of the SPA;
 - If land is considered important to the conservation objectives of the SPA, on site or off site mitigation or compensation is considered. This may include the retention of particularly suitable land or the creation or long-term maintenance of alternative suitable habitat.
- 5.18 All of the site specific policies with the exception of HS1/36 Land West of Smithyfield Avenue include the requirement for an ecological survey to accompany any planning application to address issues in accordance with Policy NE1.

RECOMMENDATION: the site specific policy for HS1/36 – Land West of Smithyfield Avenue should include the requirement for an ecological survey to address issues in accordance with Policy NE1.

The ecological survey mentioned in the site specific policy for all of the sites listed in Table 5.2 should require survey for qualifying species of the SPA, and an assessment of the relative value of that land and its importance to the conservation objectives of the SPA.

- 5.19 Assuming mitigation measures can be delivered, and within the context of extensive additional suitable land within the plan area, **it is considered there would be no adverse effects on the integrity of the South Pennine Moors SPA as a result of off-site habitat loss.**

South Pennine Moors Phase 2 SPA – offsite Noise, vibration and light

- 5.20 Following the methods set out in the HRA Screening Report, allocations within 2.5km of the SPA boundary could result in non-physical disturbance through noise, vibration and/or light.
- 5.21 Six housing allocations are beyond 1km, but within 2.5km, of the SPA, as set out in Table 5.1.
- 5.22 No employment allocations are within 2.5km of the SPA boundary.
- 5.23 All six sites are relatively small and closely associated with existing developed areas, and the human disturbance associated with these. While it is possible that the construction stages of development could lead to disturbance of qualifying species both onsite and offsite, it is considered that the relatively small nature of the sites and, consequently, the limited duration of construction activities, would only result in limited disturbance. The limited nature of this disturbance is very unlikely to affect the breeding success of qualifying features thus **no adverse effect on the integrity of the South Pennine Moors SPA would arise from off-site noise, vibration or light from the cumulative effects of these sites.**

South Pennine Moors Phase 2 SPA, South Pennine Moor SAC, Rochdale Canal SAC – Recreational pressure

- 5.24 The South Pennine Moors SPAs are accessible and attractive for recreational use. The Site Improvement Plan for the South Pennine Moors SPA identifies public access/disturbance as one of the priority issues for the site, and the impacts of wildfire/arson as another and these impacts could affect the habitats supporting the SPA. The South Pennine Moors Integrated Management Strategy and Conservation Action Programme lists popular types of recreation activities on the South Pennine Moors as including walking, horse-riding, cycling/mountain biking, hang gliding, rock climbing, model aircraft flying, orienteering, fell running, off-road driving (including 4x4 and scrambling), grouse shooting and angling. Effects on breeding birds are most likely to result from uncontrolled dogs, orienteering, large walking events, model aircraft, hang gliders and uncontrolled fires²⁸.
- 5.25 While the provision of green infrastructure elsewhere in the Borough through the Local Plan may provide some mitigation for the potential increased pressure for recreation space at the SPA, the open space provided through allocations for local and urban green space is unlikely to be comparable in nature to the South Pennine Moors SPA and would not provide locations for many of the activities enjoyed by visitors to the moors such as rock climbing or hang gliding.
- 5.26 As explained in **Chapter 3**, 7km has been taken to be the threshold distance at which development could result in significant impacts upon the South Pennine Moors SPA (and SAC). This is the distance at which studies supporting the Bradford Core Strategy have determined that mitigation may be required for recreation impacts. It is also a distance which encompasses most of the trips made to the South Pennines as identified in Natural England’s visitor study²⁴.
- 5.27 Potential effects on the designated sites include degradation of qualifying SAC habitats through inappropriate access and land uses; disturbance to qualifying SPA species through increased human disturbance and, less likely, increased mortality and predation of qualifying species through uncontrolled dog walking.
- 5.28 The housing requirement within the Proposed Submission Local Plan indicates there will be 4,180 new dwellings within Burnley over the plan period, giving an estimated population increase of

²⁴ Natural England (2014) Monitor of engagement with the natural environment survey (2009 – 2012): Visit taking in the South Pennines

7,000 over the plan period. The 2015 population of Burnley Borough²⁵ was 87,400, and the estimated population increase over the plan period represents a growth of 8%. However, this growth must be taken within the context of overall historic population decline in Burnley Borough since 1998 when the population was 91,279.

- 5.29 Recent studies suggest that visitors from Burnley account for less than 10% of total visits to the South Pennine Moors. While projected population growth is relatively small, given the duration of the plan, increased recreational pressure is likely.
- 5.30 The potential effects cannot be quantified at this stage.
- 5.31 The Site Improvement Plan for the South Pennine Moors (covering South Pennine Moors Phase 1 and 2 and the SAC) includes actions against the issue of Public Access / Disturbance. This involves the implementation of habitat and species management plans related to specific disturbance issues. It also includes actions for the following issues:
- Monitoring of sensitive Natura features where disturbance is a factor (or potential factor) to discern trends and refine advice on recreational activities.
 - Develop and implement habitat and species management plans in relation to specific disturbance issues, potentially as part of a public access management plan.
 - Manage erosion issues away from Public Rights of Way Act (PROW), caused by public access (open access desire lines and informal paths), by installing flagstone paths and stabilising and restoring adjoining bare peat on SAC blanket bog sites.
 - Increase awareness of the importance of the sites in terms of SAC/SPA designation (including Habitats Regulations) and the impact of potentially disturbing activities (including open access) on them, through access and community projects. Develop and implement a Peak Park events web-based application system.
 - Increase pressure on highways authorities and owners to manage PROWs, to avoid ongoing damage to features.
- 5.32 Delivery bodies for the Site Improvement Plan are listed as the local authorities (amongst other stakeholders). This approach to the management of recreational pressures within the South Pennine Moors Phase 1 and 2 and SAC will provide a co-ordinated strategic management response to recreational pressures which reflects changes in recreational pressure.
- 5.33 **The relatively small increase in overall trips to the South Pennine Moors SPA and SAC likely to arise from the increased population within Burnley, coupled with the existing mitigation in place, means that it is possible to conclude that the Local Plan will not result in adverse effects on the integrity of the South Pennine Moors SPA as a result of increased recreation pressure.**

Rochdale Canal SAC

- 5.34 Potential impacts on the Rochdale Canal SAC must be considered within the context of the recreational offer provided by the Rochdale Canal, and its location in relation to residents of Burnley (approximately 10.5km at its closest point). Furthermore the Leeds Liverpool Canal passes through Burnley and provides a very similar recreation opportunity within a much closer distance to Burnley residents. **It is therefore concluded that the Rochdale Canal SAC is unlikely to suffer effects of increased recreational pressure as a result of population increase in Burnley Borough, and no adverse effects on the integrity of the SAC.**

²⁵ Based on the Mid Year Population Estimates 2015 accessed via <http://www.burnley.gov.uk/business/business-support-advice/statistics>

In-combination effects

- 5.35 Following the implementation of the mitigation outlined above, the minor residual effects of the Proposed Submission Local Plan, and the minor effects identified through the screening process are summarised in **Table 5.3**. In combination effects are identified in relation to the South Pennine Moors Phase 2 SPA and South Pennine Moors SAC. No in-combination effects are identified in relation to the Rochdale Canal SAC or the European sites beyond 15km of Burnley Borough.
- 5.36 The following policies are identified from the screening process as having potential minor effects in-combination.
- SP2 Housing requirement
 - SP3 Employment land
 - HS1: Housing Allocations
 - IC5: Protection & Provision of Social and Community Infrastructure
 - IC6: Telecommunications
 - EMP1: Employment Allocations
 - EMP5: Rural Business and Diversification
 - EMP7: Equestrian Development
 - CC1: Renewable and Low Carbon Energy (not including wind energy)
 - CC2: Suitable Areas for Wind Energy Development
 - CC3: Wind Energy Development
- 5.37 Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.

In-combination assessment South Pennine Moors Phase 2 SPA

- 5.38 **Table 5.2** sets out the policies and effects which have been identified as requiring in-combination assessment for the South Pennine Moors Phase 2 SPA.

Table 5.2 Policies resulting in minor impacts considered for assessment of in-combination effects: South Pennine Moors Phase 2 SPA

Policy	Impact		
	Physical damage / loss of offsite habitat	Non physical disturbance from development (noise, light, vibration)	Erosion / trampling or general disturbance from increased recreation
SP2 Housing requirement	Y	Y	Y
SP3 Employment land	Y	-	Y
HS1: Housing Allocations	Y	Y	Y
EMP1: Employment Allocations	Y	-	-
EMP5: Rural Business and Diversification	Y	Y	Y
EMP7: Equestrian Development	Y	Y	Y
IC5: Protection & Provision	Y	-	-

	Impact		
of Social and Community Infrastructure			
IC6: Telecommunications	Y	-	-
CC1: Renewable and Low Carbon Energy (not including wind energy)	Y	Y	-
CC2: Suitable Areas for Wind Energy Development	Y	Y	-
CC3: Wind Energy Development	Y	Y	-

5.39 The purpose of this stage of the HRA process is to establish, through screening, if cumulatively these small scale effects could result in likely significant effects, taking the mitigation set out in the Appropriate Assessment into account. If likely significant effects are identified, these will then be examined through Appropriate Assessment. Please note that when considering in-combination effects the policies and proposals included are only those with effects on European sites which are neither significant nor negligible.

Physical damage / loss of offsite habitat

5.40 The quantum and location of housing and employment land is known through the policies and site allocations. These have been assessed, and mitigation is proposed. However the potential for some loss of offsite habitat, although mitigated, is established, and other policies within the plan may also result in small scale development within 2.5km of the South Pennine Moors Phase 2 SPA. The purpose of the in-combination assessment is to identify if cumulatively small scale impacts on offsite habitats resulting from different policies could result in adverse effects on the integrity of the South Pennine Moors Phase 2 SPA.

5.41 Policy IC5: Protection and Provision of Social and Community Infrastructure could result in the loss of offsite habitat, should development take place within 2.5km of the South Pennine Moors Phase 2 SPA. The policy requires development to be provided close to the need arising and with good accessibility by walking, cycling and public transport. The majority of the urban area of Burnley is beyond 2.5km of the South Pennine Moors Phase 2 SPA, however development could come forward in locations which could impact on potential off-site habitat.

5.42 EMP5: Rural Business and Diversification and EMP7 Equestrian Development, along with the IC6 Telecommunications and the renewable energy policies CC1: CC2 and CC3 all include the potential for development in the open countryside. The location, scale and extent of this development is unknown, but could be within 2.5km of the South Pennine Moors Phase 2 SPA.

5.43 **Therefore there are several policies which could result in new development within 2.5km of the South Pennine Moors Phase 2 SPA. Aside from the impacts from the housing allocations, the potential scale, location and extent of these developments is unknown, but could result in impacts on offsite habitat.**

Non physical disturbance from development (noise, light, vibration)

5.44 EMP5: Rural Business and Diversification, EMP7 Equestrian Development and the renewable energy policies CC1, CC2 and CC3 all include the potential for development in the open countryside, the development and operation of which could result in noise, light and vibration.

5.45 The location, scale and extent of this development is unknown, but could be within 2.5km of the South Pennine Moors Phase 2 SPA and in addition to the potential impacts of disturbance from the housing allocations.

5.46 **Therefore there are several policies which could result in new development within 2.5km of the South Pennine Moors Phase 2 SPA. Aside from the impacts from the housing allocations, the potential scale, location and extent of these developments is unknown, but could result in non-physical disturbance.**

Erosion / trampling or general disturbance from increased recreation

- 5.47 In addition to the increased erosion / trampling or general disturbance from increased recreation from the increased population in Burnley resulting from the housing and employment policies and allocations, policies EMP5: Rural Business and Diversification and EMP7 Equestrian Development could also increase recreational impacts on the South Pennine Moors Phase 2 SPA and the South Pennine Moors SAC. The nature and location of any increased recreational impacts from these policies is unknown, however in line with the mitigation provided in Policy NE1 which requires that development proposals which are likely to have a significant effect on a European Site (SAC/SPA) (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment, it is **concluded that there would not be adverse effects on the integrity of the South Pennine Moors Phase 2 SPA in relation to erosion / trampling or general disturbance from increased recreation.**

In-combination assessment South Pennine Moors Phase SAC

- 5.48 Table 5.3 sets out the policies and effects which have been identified as requiring in-combination assessment for the South Pennine Moors Phase SAC.

Table 5.3 Policies resulting in minor impacts identified for assessment of in-combination effects: South Pennine Moors SAC

Policy	Impact		
	Physical damage / loss of offsite habitat	Non physical disturbance from development (noise, light, vibration)	Erosion / trampling or general disturbance from increased recreation
SP2 Housing requirement	-	-	Y
SP3 Employment land	-	-	Y
HS1: Housing Allocations	-	-	Y
EMP5: Rural Business and Diversification	-	-	Y
EMP7: Equestrian Development	-	-	Y

- 5.49 In combination effects resulting from the plan policies listed in Table 5.3 which could result in increased recreation and the associated erosion / trampling of habitats have been assessed. In addition to the increased erosion / trampling or general disturbance from increased recreation from the increased population in Burnley as a result of housing and employment, policies EMP5: Rural Business and Diversification and EMP7 Equestrian Development could also potentially increase recreational impacts on the South Pennine Moors SAC.
- 5.50 The nature and location of any increased recreational impacts from these policies is unknown, however in line with the mitigation provided in Policy NE1 which requires that development proposals which are likely to have a significant effect on a European Site (SAC/SPA) (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment, it is **concluded that there would not be adverse effects on the integrity of the South Pennine Moors Phase 2 SPA in relation to erosion / trampling or general disturbance from increased recreation.**

In-combination assessment Rochdale Canal SAC

- 5.51 No in-combination effects have been identified in relation to the Rochdale Canal SAC.

Conclusions

- 5.52 The policies judged to have minor effects have been assessed in combination with any small scale effects from the policies which have been subject to mitigation through the Appropriate Assessment process, in order to identify any likely significant effects.
- 5.53 In line with the proposed mitigation for the housing allocations, Policy EMP5: Rural Business and Diversification, Policy EMP7 Equestrian Development and Policy IC5: Protection and Provision of Social and Community Infrastructure, Policy IC6: Telecommunications and Policy CC1: Renewable and Low Carbon Energy (not including wind energy), Policy CC2: Suitable Areas for Wind Energy Development and CC3: Wind Energy Development could result in offsite habitat loss within 2.5km of the South Pennine Moors Phase 2 SPA, and disturbance through construction and operation to the qualifying species of the SPA using off site habitat.
- 5.54 Therefore in order to avoid adverse effects on the integrity of the South Pennine Moors Phase 2 SPA **the following mitigation is proposed:**
- the wording of Policy NE1: Biodiversity and Ecological Networks should be amended to include reference to the role of offsite habitat in supporting the qualifying features and conservation objectives of the sites of international importance, and the requirement for appropriate surveys to be carried out at the time of any planning application to establish the presence of qualifying species on land likely to be suitable in providing offsite habitat.
 - Where surveys identify qualifying species on proposed land, an assessment is made of the relative value of that land and its importance to the conservation objectives of the SPA;
 - If land is considered important to the conservation objectives of the SPA, on site or off site mitigation or compensation is considered. This may include the retention of particularly suitable land or the creation or long-term maintenance of alternative suitable habitat.
- 5.55 In addition to the increased erosion / trampling or general disturbance from increased recreation from the increased population in Burnley as a result of housing and employment, policies EMP5: Rural Business and Diversification and EMP7 Equestrian Development could also potentially increase recreational impacts on the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA. Proposals which would result in significant increased recreational use of the South Pennine Moors SAC/SPA would be addressed by the mitigation in Policy NE1 which requires that development proposals which are likely to have a significant effect on a European Site (SAC/SPA) (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment.
- 5.56 The incorporation of the proposed mitigation into the plan will allow the conclusion that in-combination effects are judged to be negligible and the Proposed Submission Plan will not adversely affect the integrity of the South Pennine Moors Phase 2 SPA or South Pennine Moors SAC.

6 Conclusions

- 6.1 The HRA of the Proposed Submission Burnley Local Plan (March 2017) has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. The overall HRA findings reached during the Appropriate Assessment stage are presented in Chapter 5 of this report and the HRA conclusions and recommendations are summarised below.
- 6.2 Four policies and six proposals within the Proposed Submission Local Plan were identified as having a likely significant effect in their own right on the South Pennine Moors Phase 2 SPA, South Pennine Moors SAC and Rochdale Canal SAC.
- 6.3 In combination effects were considered for South Pennine Moors Phase 2 SPA in relation to physical damage / loss of offsite habitat, non physical disturbance from development and erosion / trampling or general disturbance from increased recreation.
- 6.4 In combination effects were considered for the South Pennine Moors SAC in relation to erosion / trampling or general disturbance from increased recreation.
- 6.5 No in-combination effects were identified for the Rochdale Canal SAC.

Proposed mitigation

- 6.6 The following text summarises the proposed mitigation:
 - The site specific policy for HS1/36 – Land West of Smithyfield Avenue should include the requirement for an ecological survey to address issues in accordance with Policy NE1.
 - The ecological survey mentioned in the site specific policy for all of the sites listed in Table 5.2 should require survey for qualifying species of the SPA, and an assessment of the relative value of that land and its importance to the conservation objectives of the SPA.
 - The wording of Policy NE1: Biodiversity and Ecological Networks should be amended to include reference to the role of offsite habitat in supporting the qualifying features and conservation objectives of the sites of international importance, and the requirement for appropriate surveys to be carried out at the time of any planning application to establish the presence of qualifying species on land likely to be suitable in providing offsite habitat.
 - Where surveys identify qualifying species on allocated land, an assessment is made of the relative value of that land and its importance to the conservation objectives of the SPA;
 - If land is considered important to the conservation objectives of the SPA, on site or off site mitigation or compensation is considered. This may include the retention of particularly suitable land or the creation or long-term maintenance of alternative suitable habitat.
- 6.7 It has been demonstrated that, with mitigation, these proposals alone and in-combination will not adversely affect the integrity of the South Pennine Moors Phase 2 SPA and South Pennine Moors SAC.
- 6.8 It has not been possible to assess the 'de minimis' effects of the Proposed Submission Local Plan in combination with the 'de minimis' effects of other plans and projects due to the lack of recording of these effects within other relevant documents.

LUC
March 2017

Appendix 1

Consultation responses on HRA report for Issues and Options and Preferred Options

Consultee Comment	Response/action taken
Issues and Options	
Natural England	
Natural England is satisfied that the Habitat Regulations Assessment Report fully covers our concerns and considers that the Local plan options have undergone a full screening assessment, (that can be achieved at this stage) in line with appropriate legislation and guidance. However we advise that the wording under paragraph 5.3 'mitigation' is confusing and could be misleading. At the Likely Significant Effects (LSE stage), 'avoidance measures' should be looked into to avoid LSE on European Protected sites. The HRA process takes a sequential approach and mitigation measures are looked into when LSE cannot be avoided and adverse impacts on the integrity of the site are assessed via the Appropriate Assessment stage. We therefore confirm that we agree with the Report's conclusions.	Noted. The wording in this updated HRA report has been amended to refer to 'avoidance measures' as opposed to 'mitigation measures' at the Screening stage.
[Further comment received in relation to the Additional Sites Consultation in August 2014] We have only been in receipt of a Habitats Regulation Assessment (HRA) in relation to the Issues and Options paper, which we were consulted on earlier in the year, not in relation to the additional sites. Therefore Natural England is unable to make substantial comments at this stage without the results of an updated HRA. Natural England advises that the additional sites should be screened under the Habitats Regulations as soon as possible to ensure that impacts on internationally designated sites are considered from the outset.	No HRA work was undertaken in relation to the Additional Sites consultation at that time. This updated HRA report assesses the sites that are now included in the Local Plan as preferred options, some of which were originally included in the Issues and Options or Additional Sites consultations and others that have come forward previously.
Environment Agency	
We have no comments to make on the document at this time.	Noted, no action required.

Consultee Comment	Response/action taken
Preferred Options	
Natural England	
We welcome the inclusion of the map clearly showing the location of European sites.	
A general comment to make is in relation to the criteria used to select the European sites being assessed. The criteria of selecting sites within 15km of the borough is perfectly acceptable as a guideline but should not be used as a definitive way of identifying European sites for Habitats Regulations Assessments. The criteria used to identify European sites should be related to the pathways/impacts of the plan, for example, the impacts of a new major housing development could have impacts much further than 15km away.	Additional European sites were screened in to the assessment.
Natural England noted the conclusions within the HRA report, and that these should be progressed as soon as possible to ensure there are no deliverability issues at the	Noted.

Consultee Comment	Response/action taken
project stages.	
Environment Agency	
No comments made on the HRA.	

Appendix 2

Attributes of European Sites included in this HRA

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
South Pennine Moors SAC	64,983	Fragmented sites within and to the east of the Borough boundary.	<p><u>Annex I Habitats:</u></p> <p>European Dry Heaths</p> <p>Blanket Bogs (priority feature²⁶)</p> <p>Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles</p> <p>Northern Atlantic Wet Heaths with <i>Erica Tetralix</i></p> <p>Transition mires and quaking bogs²⁷</p>	<p>Grazing and moorland management regime.</p> <p>Hydrological regime.</p> <p>Disturbance levels.</p> <p>The conservation objectives are to²⁸:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of the qualifying natural habitats.</p> <p>The structure and function (including typical species) of the qualifying natural habitats.</p> <p>The supporting processes on which the qualifying natural habitats rely.</p> <p>Natural England's Site Improvement Plan for the South Pennine Moors identifies the key priorities and issues facing the site as:</p> <p>Hydrological changes</p> <p>Managed rotational burning</p> <p>Low breeding success/poor recruitment</p> <p>Inappropriate management practices</p> <p>Public access/disturbance</p> <p>Air pollution (impact of atmospheric nitrogen deposition)</p> <p>Wildfire/arson</p> <p>Vehicles</p> <p>Overgrazing</p> <p>Forestry and woodland management</p> <p>Changes in species distributions</p>

²⁶ Some of the natural habitats and species listed in the Habitats Directive and for which SACs or SPAs have been selected are considered to be particular priorities for conservation at a European scale and are subject to special provisions in the Directive and the Habitats Regulations.

²⁷ South Pennine Moors SAC Site Citation, 2005 (from <http://publications.naturalengland.org.uk/publication/4973604919836672?category=5758332488908800>).

²⁸ European Site Conservation Objectives for South Pennine Moors SAC (UK0030280), Natural England, July 2014.

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
				<p>Disease</p> <p>Undergrazing</p> <p>Invasive species</p> <p>Planning permission (general)</p>
South Pennine Moors SPA (Phase 2)	20,936	Fragmented sites within and to the east of the Borough boundary.	<p><u>Article 4.1: Annex 1 Birds (breeding):</u></p> <p>Merlin <i>Falco columbarius</i></p> <p>Golden plover <i>Pluvialis apricaria</i></p> <p><u>Article 4.2: Regularly occurring migratory birds – internationally important assemblage of breeding birds:</u></p> <p>Golden plover <i>Pluvialis apricaria</i></p> <p>Northern Lapwing <i>Vanellus vanellus</i></p> <p>Dunlin <i>Calidris alpina</i></p> <p>Snipe <i>Gallinago gallinago</i></p> <p>Curlew <i>Numenius arquata</i></p> <p>Redshank <i>Tringa totanus</i></p> <p>Common Sandpiper <i>Actitis hypoleuca</i></p> <p>Short-eared owl <i>Asio flammeus</i></p> <p>Whinchat <i>Saxicola rubetra</i></p> <p>Wheatear <i>Oenanthe oenanthe</i></p> <p>Ring Ouzel <i>Turdus torquatus</i></p> <p>Twite <i>Carduelis flavirostris</i>²⁹</p>	<p>Large numbers of people use the area for recreational activities: large nearby urban areas.</p> <p>Maintenance of the ecosystems on which the birds depend relies on appropriate grazing levels and burning regimes, and overgrazing by sheep is a key pressure on the site.</p> <p>Management of grazing is further complicated by the presence of a large number of commons within the SPA.</p> <p>Pressures outside the site, in particular the loss of functionally connected land through agricultural intensification, increase the vulnerability of the bird populations.</p> <p>The conservation objectives are to³⁰:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <p>The extent and distribution of the habitats of the qualifying features.</p> <p>The structure and function of the habitats of the qualifying features.</p> <p>The supporting processes on which the habitats of the qualifying features rely.</p> <p>The population of each of the qualifying features.</p> <p>The distribution of the qualifying features within the</p>

²⁹ South Pennine Moors SPA (Phase 2) Site Citation, 1995 (from <http://publications.naturalengland.org.uk/publication/4885083764817920?category=5758332488908800>).

³⁰ European Site Conservation Objectives for South Pennine Moors Phase 2 SPA (UK9007022), Natural England, March 2015. This document updates and replaces earlier versions dated 29 May 2012 and 30 June 2014 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014. Previous references to the additional features identified in the 2001 UK SPA Review (Peregrine, Short-eared Owl, Dunlin) have been removed.

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
				<p>site.</p> <p>Natural England's Site Improvement Plan for the South Pennine Moors identifies the key priorities and issues facing the site as:</p> <ul style="list-style-type: none"> Hydrological changes Managed rotational burning Low breeding success/poor recruitment Inappropriate management practices Public access/disturbance Air pollution (impact of atmospheric nitrogen deposition) Wildfire/arson Vehicles Overgrazing Forestry and woodland management Changes in species distributions Disease Undergrazing Invasive species Planning permission (general)
Rochdale Canal SAC	25	A long thin site to the south of Burnley Borough, approximately 10.5km from the Borough boundary at the closest point.	<p><u>Annex II Species:</u></p> <p>Floating water-plantain <i>Luronium natans</i>³¹</p>	<p>Dredging, draining and pollution of the canal.</p> <p>Shading of the canal as a result of development nearby.</p> <p>Increased boat traffic on the canal.</p> <p>Use of herbicides in or adjacent to the canal.</p> <p>The conservation objectives are to³²:</p> <p>Ensure that the integrity of the site is maintained or</p>

³¹ Rochdale Canal SAC Site Citation, 2005 (from <http://publications.naturalengland.org.uk/publication/6015060228964352?category=4582026845880320>).

³² European Site Conservation Objectives for Rochdale Canal Special Area of Conservation Site code: UK0030266, Natural England, June 2014.

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
				<p>restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <p>The extent and distribution of the habitats of qualifying species.</p> <p>The structure and function of habitats of qualifying species.</p> <p>The supporting processes on which qualifying natural habitats rely.</p> <p>The populations of qualifying species.</p> <p>The distribution of qualifying species within the site.</p> <p>Natural England’s Site Improvement Plan for Rochdale Canal identifies the key priorities and issues facing the site as:</p> <p>Physical modification</p> <p>Air pollution (impact of atmospheric nitrogen deposition)</p>
Bowland Fells SPA	16,002	located approximately 20km to the north west of Burnley	<p>Article 4.1 Annex I</p> <p>Circus cyaneus; Hen harrier (Breeding)</p> <p>Falco columbarius; Merlin (Breeding)</p> <p>Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>Lesser Black-backed Gull Larus fuscus (during the breeding season)</p>	<p>The conservation objectives are to:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of the qualifying features</p> <p>The structure and function of the habitats of the qualifying features</p> <p>The supporting processes on which the habitats of the qualifying features rely</p> <p>The population of each of the qualifying features, and, The distribution of the qualifying features within the site.</p> <p>Natural England’s Site improvement plan for the Bowland Fells SPA identifies the following issues facing the site:</p> <p>Illegal persecution of raptors can affect survival</p> <p>Disturbance resulting from game management of</p>

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
				<p>grouse moors</p> <p>Cutting, drainage and or overgrazing of rushy pastures and rough grazing.</p> <p>Hydrological changes to the bog which provides the habitat used by the qualifying species.</p> <p>Hen harrier are sensitive to disturbance, particularly at nesting time. Disturbance due to walking, cycling and other leisure activities on the fells will affect nesting success.</p> <p>Nitrogen deposition exceeds the site-relevant critical load for ecosystem protection and hence there is a risk of harmful effects.</p> <p>Invasive species and predation of hen harrier chicks.</p>
North Pennine Moors SPA	147,246	Located approximately 20km to the north east of Burnley	<p><u>North Pennine Moors SPA</u></p> <p><u>Article 4.1 Annex I</u></p> <p>Circus cyaneus; Hen harrier (Breeding)</p> <p>Falco columbarius; Merlin (Breeding)</p> <p>Falco peregrinus Peregrine (Breeding)</p> <p>Pluvialis apricaria Golden plover (Breeding)</p> <p>Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:</p> <p>Curlew <i>Numenius arquata</i></p> <p>Dunlin <i>Calidris alpina schinzii</i></p> <p>North Pennine Moors SAC</p> <p>Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:</p> <p>Alkaline fens. (Calcium-rich springwater-fed fens)</p> <ul style="list-style-type: none"> • Blanket bogs* • Calaminarian grasslands of the <i>Violetalia calaminariae</i>. (Grasslands on soils rich in heavy metals) • Calcareous rocky slopes with chasmophytic 	<p>For the SPA the Conservation objectives are:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <p>The extent and distribution of the habitats of the qualifying features</p> <p>The structure and function of the habitats of the qualifying features</p> <p>The supporting processes on which the habitats of the qualifying features rely</p> <p>The population of each of the qualifying features, and,</p> <p>The distribution of the qualifying features within the site.</p> <p>For the SAC, the site conservation objectives are:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats of qualifying species</p>

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
			<p>vegetation. (Plants in crevices in base-rich rocks)</p> <ul style="list-style-type: none"> • European dry heaths • Juniperus communis formations on heaths or calcareous grasslands. (Juniper on heaths or calcareous grasslands) • Northern Atlantic wet heaths with Erica tetralix. (Wet heathland with cross-leaved heath) • Old sessile oak woods with Ilex and Blechnum in the British Isles. (Western acidic oak woodland) • Petrifying springs with tufa formation (Cratoneurion). (Hard-water springs depositing lime)* • Semi-natural dry grasslands and scrubland facies: on calcareous substrates (FestucoBrometalia). (Dry grasslands and scrublands on chalk or limestone) • Siliceous alpine and boreal grasslands. (Montane acid grasslands) <ul style="list-style-type: none"> • Siliceous rocky slopes with chasmophytic vegetation. (Plants in crevices on acid rocks) • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani). (Acidic scree) <p>Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:</p> <p>Saxifraga hirculus; Marsh saxifrage</p>	<p>The structure and function (including typical species) of qualifying natural habitats</p> <p>The structure and function of the habitats of qualifying species</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</p> <p>The populations of qualifying species, and,</p> <p>The distribution of qualifying species within the site.</p>
North Pennine Moors SAC	147,246	Located approximately 20km to the north east of Burnley	<p>North Pennine Moors SAC</p> <p>Qualifying habitats: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:</p> <p>Alkaline fens. (Calcium-rich springwater-fed fens)</p> <ul style="list-style-type: none"> • Blanket bogs* • Calaminarian grasslands of the Violetalia calaminariae. (Grasslands on soils rich in heavy metals) • Calcareous rocky slopes with chasmophytic vegetation. (Plants in crevices in base-rich rocks) 	<p>Natural England's Site improvement plan for the North Pennine Moors SPA and SAC identifies the following issues facing the site:</p> <p>Illegal persecution of raptors can affect survival</p> <p>Managed rotational burning</p> <p>Inappropriate grazing</p> <p>Change in land management</p> <p>Disease of juniper</p> <p>Hydrological changes</p> <p>Game management of grouse moors</p>

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
			<ul style="list-style-type: none"> • European dry heaths • Juniperus communis formations on heaths or calcareous grasslands. (Juniper on heaths or calcareous grasslands) • Northern Atlantic wet heaths with Erica tetralix. (Wet heathland with cross-leaved heath) • Old sessile oak woods with Ilex and Blechnum in the British Isles. (Western acidic oak woodland) • Petrifying springs with tufa formation (Cratoneurion). (Hard-water springs depositing lime)* • Semi-natural dry grasslands and scrubland facies: on calcareous substrates (FestucoBrometalia). (Dry grasslands and scrublands on chalk or limestone) • Siliceous alpine and boreal grasslands. (Montane acid grasslands) <ul style="list-style-type: none"> • Siliceous rocky slopes with chasmophytic vegetation. (Plants in crevices on acid rocks) • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani). (Acidic scree) <p>Qualifying species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:</p> <p>Saxifraga hirculus; Marsh saxifrage</p>	<p>Direct land take from development</p> <p>Air pollution: risk of atmospheric nitrogen disposition</p> <p>Fertilizer use</p> <p>Inappropriate cutting/mowing</p> <p>Invasive species</p> <p>Agricultural management practices</p> <p>Vehicles</p> <p>Public access/disturbance</p> <p>Deer</p> <p>Lack of data on feature location, extent and condition</p> <p>Climate change</p>
North Pennine Dales Meadows SAC		A series of isolated fields within the higher parts of the enclosed valley bottoms of several north Pennine and Cumbrian valleys, including some located approximately 20km to the north west of Burnley	<p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae); Purple moor-grass meadows</p> <p>Mountain hay meadows</p>	<p>Conservation objectives:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats</p> <p>The structure and function (including typical species) of qualifying natural habitats, and</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely.</p>

European site	Area (ha)	Location	Qualifying features	Key vulnerabilities and environmental conditions to support site integrity
				<p>Natural England's Site improvement plan for the North Pennine Dales Meadows SAC identifies the following issues facing the site:</p> <ul style="list-style-type: none"> Fertilizer use Change in land management Air pollution: impact of atmospheric nitrogen deposition Inappropriate cutting/mowing Changes in species distributions Inappropriate CSS/ESA prescription Drainage Overgrazing Undergrazing Hydrological changes Inappropriate weed control Invasive species Direct impact from third party

Appendix 3

Plans with the Potential for In-Combination Effects with the Burnley Local Plan

Local Plans and Strategies

Rossendale Core Strategy (Local Plan Part 1) (Adopted November 2011)

Rossendale lies to the south of Burnley Borough. Rossendale Borough Council was previously working on the preparation of a Site Allocations and Development Management Policies DPD (Local Plan Part 2) to sit alongside the adopted Core Strategy; however that was withdrawn by the Council in February 2016 in favour of preparing a new Local Plan to cover the period 2019-2034. The new Local Plan is now at a very early stage in its development and the first iteration has not yet been published. Therefore, the most up to date information about the scale and location of development proposed in Rossendale is set out in the Core Strategy, and this is summarised below.

Housing:

Policy 2: Meeting Rossendale's Housing Requirement sets out the proposed housing target for at least 3,700 new homes between 2011 and 2026. The policy states that approximately 65% of all development will be on previously developed land across the Borough. Policy 3: Distribution of Additional Housing states that the largest number of homes will be built in the Rawtenstall area (Hareholme, Longholme and Cribden wards), equating to approximately 30% of the overall requirement. Smaller but significant numbers of additional homes will be built in the towns of Bacup, Haslingden and Whitworth, equating to approximately 50% of the overall housing requirement. The remaining 20% of the housing requirement will be distributed to new areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth.

Employment Land:

Policy 10: Provision for Employment states that the Council will seek to provide sufficient employment land to meet the Borough's requirement of 20.84 hectares of B1, B2 and B8 use classes (i.e. for Business, General Industrial and Storage and Distribution) for the period up to 2026. New sites are needed to meet demand in Rawtenstall area and the Bacup, Waterfoot and Stacksteads Corridor. In particular, the Council will seek to protect and make best use of key employment locations in Rawtenstall (New Hall Hey), Bacup (Futures Park), Haslingden (Carrs Industrial Estate) and Rising Bridge. Office development (B1 and A2 uses) should be primarily located in or adjacent to the town centres of Rawtenstall, Bacup and Haslingden.

HRA Findings

The HRA Screening Report for the adopted Rossendale Core Strategy was prepared by Atkins on behalf of Rossendale Borough Council in November 2010. This considered the potential for the Core Strategy to have likely significant effects on Rochdale Canal SAC, South Pennine Moors SAC, South Pennine Moors Phase 2 SPA, Peak District Moors (South Pennine Moors Phase 1) SPA and Bowland Fells SPA. The report concluded that none of the policies in the Rossendale Core Strategy DPD (Publication Version) would lead to likely significant effects on those five European sites. However, it was recognised that the Core Strategy did not determine the location of development and that lower tier plans such as the Site Allocations and Development Management DPD would set out this information.

HRA work was also carried out during the preparation of the Site Allocations and Development Management DPD (September 2015). That report concluded that there was uncertainty associated with potential effects that could arise from increased visits to the South Pennines Moors Phase 2 SPA and further research was suggested in this respect before making any judgement about the need for Appropriate Assessment. However, as the DPD has now been withdrawn, the conclusions of this work cannot be used to determine the likelihood of in-combination effects from development in Rossendale with Burnley's Local Plan.

Therefore, the potential for in-combination effects with Burnley's Local Plan is currently uncertain and the progress of the new Rossendale Local Plan and its HRA will need to be reviewed at the next stage of the Burnley Local Plan HRA.

Hyndburn Core Strategy (Adopted January 2012)

Hyndburn lies to the west of Burnley Borough. Its new Local Plan is currently being prepared and the Core Strategy, which will form a part of the Local Plan, was adopted in January 2012. Therefore, the most up to

date information about the scale and location of development proposed in Hyndburn is set out in the Core Strategy, and this is summarised below.

Housing:

The housing requirement for Hyndburn between 2011 and 2026 is for 3,200 dwellings, as set out in Core Strategy Policy H1. The Core Strategy determines that the majority of new housing will be distributed as follows:

- Accrington and Townships and Knuzden - 75%
- Great Harwood - 15%
- Rishton - 10%

Employment Land:

Through Policy E1, the Core Strategy allocates approximately 58 hectares of employment land over the plan period between 2011 and 2026. With the exception of land at Huncoat and south of Altham Business Park, the Core Strategy states that sites will be identified within the existing urban area on either previously developed land or on greenfield land.

HRA Findings

The Hyndburn Appropriate Assessment Screening Report for the Core Strategy DPD and Accrington Action Area Plan (August 2010) considered the potential for likely significant effects on Bowland Fells SPA, South Pennine Moors SPA/SAC, Ribble and Alt Estuaries SPA and Ramsar site, Rochdale Canal SAC and North Pennine Dales Meadows. It concluded that there would not be any significant effects, either alone or in combination, on the function or viability of any of the European sites and that the DPDs would not prevent any of the European sites from maintaining their species or habitats in favourable condition; therefore Appropriate Assessment was not required. **Therefore, significant in-combination effects with the Burnley Local Plan are not considered likely.**

Ribble Valley Core Strategy (Adopted December 2014)

Ribble Valley lies to the north-west of Burnley Borough. The Core Strategy forms the central document of the [Local Development Framework \(LDF\)](#), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. Therefore, the most up to date information about the scale and location of development proposed in Ribble Valley is set out in the Core Strategy, and this is summarised below.

Housing:

Key Statement H1: Housing Provision states that land will be made available to deliver 5,600 dwellings over the period 2008 to 2028, with an annual target of 280 dwellings. Further detail on housing allocations would be given in the Housing and Economic Development DPD. The only information currently available with regards to the progress of this DPD is a number of proposed interim settlement boundaries which are published on the Council's website.

Employment Land:

Key Statement EC1L: Business and Employment Development states that the Council will allocate 8 hectares of employment land between 2008 and 2028. Employment development will be directed to the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth, together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

HRA Findings:

The HRA Screening Report for the Core Strategy (September 2012) considered the potential for the Plan to have likely significant effects on the 15 European sites within 15km of Ribble Valley, including South Pennine Moors Phase 2 SPA and South Pennine Moors SAC. It was concluded that the Publication Core Strategy was unlikely to have any significant effects on European Sites, either alone or in-combination with other plans or projects. As such, Appropriate Assessment was not undertaken. **Therefore, significant in-combination effects with Burnley's Local Plan are not considered likely although this will be considered further during later stages of Burnley's Local Plan preparation when further information about the Ribble Valley Housing and Economic Development DPD may**

become available.

Pendle Local Plan Part 1: Core Strategy (Adopted 2015)

Pendle lies to the north of Burnley Borough. Pendle Borough Council is also working on the preparation of a Site Allocations and Development Policies DPD; however this is at an early stage and a draft version is not yet available. The new Pendle Local Plan Part 1: Core Strategy was adopted by Pendle Council on Thursday 17th December 2015. This new plan replaces some of the policies in the Replacement Pendle Local Plan (2001-2016). The Core Strategy therefore provides the latest details about the scale of proposed housing and employment development.

Housing:

Policy LIV 1: Housing Provision and Delivery states that between 2011 and 2030 provision will be made for the delivery of a minimum of 5,662 dwellings, equating to an average of 298 dwellings per year.

Policy LIV 2 allocates a strategic housing site at Trough Laithe, Barrowford. The forthcoming Local Plan Part 2: Site Allocations and Development Policies will allocate specific sites to meet the remainder of demand. Policy SDP 3: Housing Distribution sets out a guide for locating new sites, including allocated sites, as follows:

- M65 Corridor – 70% of supply
- West Craven Towns – 18% of supply
- Rural Pendle – 12% of supply

Employment Land:

Policy WRK 2 states that the Council and its partners will ensure that 68.0 hectares (gross) of land is brought forward for employment uses – use Classes B1, B2 and B8 – over the Plan period. Policy SDP 4: Employment Distribution provides a guide for the spatial distribution of new employment sites, including the allocated sites, as follows:

- M65 Corridor - 78.5% of supply
- West Craven Towns - 18.5% of supply
- Rural Pendle - 3.0% of supply

HRA Findings:

The HRA Screening Report for the Submission version of the Core Strategy (September 2014) considered the potential for likely significant effects on European sites including South Pennine Moors SAC and South Pennine Moors Phase 2 SPA. The report concluded that any effects of the Pendle Borough Council Core Strategy (Pre-Submission Report) DPD upon European Sites are not likely to be significant and therefore the sites can be screened out as being unlikely to be affected, and Appropriate Assessment was not required. **Therefore, significant in-combination effects with the Burnley Local Plan are not considered likely. However, this will need to be reviewed at later stages of the Burnley Local Plan preparation process, when further work on the Site Allocations and Development Policies DPD may have been undertaken and additional HRA work may be available.**

Calderdale Local Plan: Consultation on Potential Sites and other Aspects of the Local Plan (November 2015)

Calderdale lies to the east of Burnley Borough. Calderdale Metropolitan Borough Council is currently working on the preparation of a new Local Plan which will eventually supersede the Replacement Calderdale Unitary Development Plan (UDP). The Council is preparing the Calderdale Local Plan as a single document which combines the functions of a Core Strategy and Land Allocations and Designations Plan. Consultation on Potential Sites and Other Aspects of the Local Plan took place during November and December 2015.

Housing:

Policy CP1: Provision of Housing states that provision will be made for approximately 17,600 additional dwellings (net) to be created within Calderdale between 1st April 2015 and 31st March 2032, or 1,038 dwellings per annum, in order to meet the housing needs of the district.

Policy CP2: Distribution of Growth states that Halifax will continue to be the focus for development,

followed by Brighouse and then the local towns of Elland, Sowerby Bridge, Todmorden and Hebden Bridge. A total of 365 potential site allocations are then identified.

Employment land:

The consultation document states that the Local Plan will include policies to encourage employment growth to meet the needs of the population and benefit the economy of the District, and that it will identify land allocations to provide for new employment uses and expansion of existing industry and commerce. Work is continuing to assess the number of new jobs required within the plan period.

HRA Findings:

No HRA work has yet been published in relation to the emerging Calderdale Local Plan. **Therefore, it is not yet possible to conclude whether there could be likely significant effects from the Burnley Local Plan in combination with the Calderdale Local Plan and this issue will need to be examined further during later stages of the HRA.**

Appendix 4

HRA Screening of the Proposed Submission Draft
version of the Burnley Local Plan (March 2017)

Table A4.1 Plan policies with no pathway to European Sites

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
Vision	None – the Vision will not itself lead to development, which will instead be implemented through other more detailed policies in the Local Plan that have been subject to HRA screening separately below.	N/A	N/A	N/A	N/A
Objectives	None – the objectives will not themselves lead to development, which will instead be implemented through other more detailed policies in the Local Plan that have been subject to HRA screening separately below.	N/A	N/A	N/A	N/A
Strategic Policies					
SP1: Achieving Sustainable Development	None – the policy will not itself lead to development.				
SP4: Development Strategy	None – the policy will not itself result in new development, rather it provides an overview of the locations for the development provided for through other Local Plan policies. The policy sets out the settlement hierarchy for the Borough. The specific locations proposed for housing, employment and other development have been subject to HRA screening separately.	N/A	N/A	N/A	N/A
SP5: Development Quality and Sustainability	None – the policy will not itself result in new development, rather it sets	N/A	N/A	N/A	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
	out criteria that will apply to developments proposed under other Local Plan policies.				
SP6: Green Infrastructure	None – the policy will not itself result in new development.	N/A	N/A	The measures in this policy seeking to retain and enhance green infrastructure in the Borough could help to mitigate the potential impacts of housing development proposed under other policies in terms of increased recreation pressure at European sites.	N/A
SP7: Protecting the Green Belt	None – the policy will not itself result in new development, rather it sets out information about development that will be considered appropriate in the Green Belt. While the policy refers to amendments to the Green Belt boundary to accommodate development, those site allocations have been subject to HRA screening separately.	N/A	N/A	N/A	N/A
Housing					
HS2: Affordable Housing	None – the policy will not itself result in new development, rather it sets out criteria that will apply to housing developments proposed under other Local Plan policies.	N/A	N/A	N/A	N/A
HS3: Housing Density and Mix	None – the policy will not itself result in new	N/A	N/A	N/A	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
	development, rather it sets out criteria that will apply to housing developments proposed under other Local Plan policies.				
HS4: Housing Design	None – the policy will not itself result in new development, rather it sets out criteria that will apply to housing developments proposed under other Local Plan policies.	N/A	N/A	The requirement in this policy for housing developments to incorporate open space provision could help to mitigate the potential impacts of housing development proposed under other policies in terms of increased recreation pressure at European sites.	N/A
HS5: House Extensions and Alterations	None – the policy will not itself result in new development, rather it sets out criteria that will apply to proposals for extensions and alterations to existing properties.	N/A	N/A	N/A	N/A
HS9: Gypsy & Traveller Site Occupancy Condition	None – the policy will not itself result in new development, rather it sets out criteria that will apply to Gypsy and Traveller sites proposed under other Local Plan policies.	N/A	N/A	The requirement in this policy for housing developments to incorporate open space provision could help to mitigate the potential impacts of housing development proposed under other policies in terms of increased recreation pressure at European sites.	N/A
Economy and Employment					
EMP2: Protected Employment Sites	None – the policy will not itself result in new	N/A	N/A	N/A	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
	development, rather it relates to the protection of existing employment sites.				
EMP3: Supporting Existing Employment	None – the policy mainly relates to existing employment sites, and although it could result in some new development this would be within development boundaries and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
EMP4: Office Development	Office development within the settlement boundary Increased vehicle traffic	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution Increased air pollution	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA. Increased air pollution could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.	Development of offices will be mainly focussed in the town centres and within the development boundaries of Burnley, Padiham, Hapton and Worsthorne and therefore away from sensitive European sites. Sustainable transport links are generally good in those areas, which will help to mitigate increases in vehicle traffic. Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be	No for physical damage/loss of habitat and non-physical disturbance: as the preferred employment sites are all located more than 2.5km from the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA boundary. No for air pollution: None of the major roads within Burnley are within 200m of the European sites, and although the employment allocations are close to major roads no likely significant effects as a result of air pollution are identified.

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				<p>permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p>	
EMP6: Conversion of Rural Buildings	None – the policy will not itself result in new development, rather it relates to the conversion or alternation of existing buildings.	N/A	N/A	N/A	N/A
Retail and Town Centres					
TC1: Retail Hierarchy	None – this policy steers retail development to town centres and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
TC2: Development within Burnley & Padiham Town Centres	None – this policy relates to development in town centres and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
TC3: Burnley Town Centres Primary & Secondary Frontages	None – this policy relates to development in town centres	N/A	N/A	N/A	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
	and therefore away from sensitive European sites.				
TC4: Development Opportunities in Burnley Town Centres	None – this policy relates to development in town centres and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
TC5: Uses within the Weavers' Triangle	None – this policy relates to development in town centres and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
TC6: District Centres	None – this policy relates to development in District centres and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A
TC7: Hot Food Takeaways	None – this policy will not itself result in new development, rather it sets out criteria specifically relating to hot food takeaways.	N/A	N/A	N/A	N/A
TC8: Shopfront & Advertisements Design	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
Historic Environment					
HE1: Identifying and Protecting Burnley's Historic Environment	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
HE2: Designated Heritage Assets	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
HE3: Non-Designated Heritage Assets	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
HE4: Scheduled Monuments &	None – the policy will not itself result in new	N/A	N/A	N/A	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
Archaeology	development.				
Natural Environment					
NE1: Biodiversity and Ecological Networks	None – the policy will not itself result in new development.	N/A	N/A	This policy includes avoidance measures for the potential impacts of development proposed under other policies, as it states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.	N/A
NE2: Protected Open Space	None – the policy will not itself result in new development.	N/A	N/A	This policy includes avoidance measures for the potential impacts of development proposed under other policies in relation to increased recreation pressure at European sites, as it seeks to protect open spaces.	N/A
NE3: Landscape Character	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
NE4: Trees, Hedgerows and Woodland	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
NE5: Environmental Protection	None – the policy will not itself result in new	N/A	N/A	The policy includes avoidance measures for the potential impacts of	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
	development.			development proposed under other policies in relation to increased pollution as it requires development proposals to demonstrate that environmental risks have been evaluated and minimised.	
Climate					
CC4: Development and Flood Risk	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
CC5: Surface Water Management and Sustainable Drainage Systems(SUDs)	None – the policy will not itself result in new development.	N/A	N/A	N/A	N/A
Infrastructure and Connectivity					
IC1: Sustainable Travel	None – the policy will not itself result in new development.	N/A	N/A	The requirements in this policy for new developments to promote and facilitate sustainable travel should help to mitigate the potential impacts of development proposed under other policies in relation to increased air pollution from vehicle traffic.	N/A
IC2: Managing Transport & Travel Impacts	None – the policy will not itself result in new development.	N/A	N/A	The requirements in this policy for new developments to promote and facilitate sustainable travel through the production of Travel Plans should help to mitigate the potential impacts of development proposed under other policies in relation to increased air	N/A

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				pollution from vehicle traffic.	
IC3: Car Parking Standards	None – the policy will not itself result in new development.	N/A	N/A	The requirement in this policy for developments to incorporate cycle parking should help to mitigate increases in vehicle traffic.	N/A
IC4: Infrastructure and Planning Contributions	None – the policy will not itself result in new development, rather it relates to the funding arrangements for the infrastructure required to support new development.	N/A	N/A	The types of infrastructure improvements referred to in the policy include biodiversity enhancements, open space provision and new walking and cycle facilities – this may help avoid the effects of development including in relation to increased pressure for recreation space and increased vehicle traffic.	N/A
IC7: Taxis and Taxi Booking Offices	None – the policy will not itself result in new development, rather it sets out criteria that will apply to proposals for taxi offices. The policy relates to development that will be focussed in urban areas and therefore away from sensitive European sites.	N/A	N/A	N/A	N/A

Table A4.2 Plan policies with potential pathway to European Sites

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
Strategic Policies					
SP2: Housing Requirement 2012-2032	<p>Housing development (around 4,180 new homes)</p> <p>Increased vehicle traffic</p> <p>Increased recreation pressure</p>	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p> <p>Disturbance/damage from recreation</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution and disturbance from recreation could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p>	<p>No for physical damage/loss of habitat and non-physical disturbance for most of the proposed sites as the proposed housing sites allocated in policy HS1 are mostly located more than 2.5km from the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA boundary.</p> <p>Uncertain for off-site habitat loss for South Pennine Moors Phase 2 SPA as the housing sites include greenfield allocations.</p> <p>Uncertain for physical damage/loss of habitat and non-physical disturbance for six of the proposed sites (HS1/9, HS1/15, HS1/20, HS1/31, HS1/36 and HS1/38) as those proposed sites are located within 2.5km of the South Pennine Moors SAC and South</p>

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				Policies in the Local Plan that seek to protect and enhance open space provision in the Borough (such as NE2: Protected Open Space) could help to mitigate the impacts of increased recreation pressure at European sites although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided.	<p>Pennine Moors Phase 2 SPA boundary.</p> <p>Uncertain for recreation: Given the overall scale of housing development proposed in Burnley Borough it is not possible to rule out likely significant effects on South Pennine Moors SAC, South Pennine Moors Phase 2 SPA or Rochdale Canal SAC as a result of increased recreation pressure, despite the identified avoidance measures.</p> <p>No for air pollution: None of the major roads within Burnley are within 200m of the European sites.</p>
SP3: Employment Land Requirement 2012-2032	<p>Establishes the quantum of employment land (90ha of employment land)</p> <p>Increased vehicle traffic</p>	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution could affect South Pennine Moors SAC,</p>	Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a	Uncertain for recreation: Given the overall scale of employment development proposed in Burnley Borough it is not possible to rule out likely significant effects on South Pennine Moors SAC, South Pennine Moors Phase 2 SPA or Rochdale Canal SAC

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
			<p>South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p>	<p>as a result of increased recreation pressure, despite the identified avoidance measures.</p> <p>Uncertain for off site habitat loss for South Pennine Moors Phase 2 SPA.</p> <p>No for air pollution: None of the major roads within Burnley are within 200m of the European sites.</p> <p>No for physical damage/loss of habitat and non-physical disturbance as the proposed employment sites are all located more than 2.5km from the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA boundary.</p>
Housing					
HS1: Housing Allocations	<p>Housing development</p> <p>Increased vehicle traffic</p> <p>Increased recreation pressure</p>	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p> <p>Disturbance/damage from recreation</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely</p>	<p>No for physical damage/loss of habitat and non-physical disturbance for most of the proposed sites are located more than 2.5km from the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA boundary.</p>

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
			<p>and disturbance from recreation could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>affect the integrity of a European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p> <p>Policies in the Local Plan that seek to protect and enhance open space provision in the Borough (such as NE2: Protected Open Space) could help to mitigate the impacts of increased recreation pressure at European sites although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided.</p>	<p>Uncertain for physical damage/loss of habitat and non-physical disturbance for three of the proposed sites (HS1/9, HS1/20 and HS1/31) as those proposed sites are located within 2.5km of the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA boundary.</p> <p>No for air pollution: None of the major roads within Burnley are within 200m of the European sites.</p> <p>Uncertain for recreation disturbance: Given the overall scale of housing development proposed in Burnley Borough through the sites allocated in this policy, it is not possible to rule out likely significant effects on South Pennine Moors SAC, South Pennine Moors Phase 2 SPA or Rochdale Canal SAC, despite the identified avoidance measures.</p> <p>Uncertain for off site habitat loss for South Pennine Moors</p>

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
					Phase 2 SPA as the housing sites include greenfield allocations.
HS6: Agricultural Worker's Dwellings	<p>Small-scale housing development</p> <p>Increased vehicle traffic</p> <p>Increased recreation pressure</p>	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p> <p>Disturbance/damage from recreation</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution and disturbance from recreation could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p>	No: the likely scale of development and additional residents arising from this policy would be so small scale that it would not have a likely significant effect on any of the European sites.

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				Policies in the Local Plan that seek to protect and enhance open space provision in the Borough (such as NE2: Protected Open Space) could help to mitigate the impacts of increased recreation pressure at European sites although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided.	
HS7: Gypsy & Traveller Site Allocation	Development of Gypsy and Traveller sites Increased vehicle traffic Increased recreation pressure	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution Increased air pollution Disturbance/damage from recreation	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA. Increased air pollution and disturbance from recreation could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.	Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted. Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality. A number of policies in the emerging Local Plan seek to encourage the use of	No: there is only one Gypsy and Traveller site allocation, therefore the likely scale of development and additional residents arising from this policy would be so small scale that it would not have a likely significant effect on any of the European sites.

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				<p>sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p> <p>Policies in the Local Plan that seek to protect and enhance open space provision in the Borough (such as NE2: Protected Open Space) could help to mitigate the impacts of increased recreation pressure at European sites although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided.</p>	
HS8: Gypsy & Traveller Site Criteria	<p>Development of Gypsy and Traveller sites</p> <p>Increased vehicle traffic</p> <p>Increased recreation pressure</p>	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p> <p>Disturbance/damage from recreation</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution and disturbance from recreation could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in</p>	No: the likely scale of development and additional residents arising from this policy would be so small scale that it would not have a likely significant effect on any of the European sites.

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				<p>relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p> <p>Policies in the Local Plan that seek to protect and enhance open space provision in the Borough (such as NE2: Protected Open Space) could help to mitigate the impacts of increased recreation pressure at European sites although the effectiveness of this avoidance measure will depend to some extent on the nature of the open spaces provided.</p>	
Economy and Employment					
EMP1: Employment Allocations	Employment development Increased vehicle traffic	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution Increased air pollution	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2	Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should	No for physical damage/loss of habitat and non-physical disturbance: as the proposed employment sites are all located more than 2.5km from the South Pennine Moors

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
			<p>SPA.</p> <p>Increased air pollution could affect South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Rochdale Canal SAC.</p>	<p>be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p> <p>Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality.</p> <p>A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.</p>	<p>SAC and South Pennine Moors Phase 2 SPA boundary.</p> <p>No for air pollution: None of the major roads within Burnley are within 200m of the European sites, and although the employment allocations are close to other major roads no likely significant effects as a result of air pollution are identified.</p>
EMP5: Rural Business and Diversification	Employment development Increased vehicle traffic	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p> <p>Increased air pollution</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p> <p>Increased air pollution could affect South Pennine Moors SAC, South Pennine Moors</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be</p>	<p>No: the likely scale of development and additional employees arising from this policy would be so small scale that it would not have a likely significant effect on any of the European sites.</p>

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
			Phase 2 SPA and Rochdale Canal SAC.	permitted. Policy NE5: Environmental Protection includes avoidance measures in relation to air pollution, stating that development should not have an unacceptable negative impact on air quality. A number of policies in the emerging Local Plan seek to encourage the use of sustainable transport use (in particular policy IC1: Sustainable Travel), which should help to mitigate the impacts of development in terms of increased air pollution from vehicle traffic.	
EMP7: Equestrian Development	Equestrian development	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.	Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.	No: the likely scale of development arising from this policy would be so small scale that it would not have a likely significant effect on any of the European sites.
Climate					
CC1: Renewable and Low Carbon Energy (not including wind)	Development of renewable and low carbon energy infrastructure	Physical damage/loss of habitat	Physical damage/loss of habitat could affect South Pennine Moors SAC	The policy itself requires that renewable energy developments do not have	No: The scale of development resulting from this

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
energy)		Non-physical disturbance such as noise, vibration and light pollution	(onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.	an unacceptable impact on ecology. Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.	policy is likely to be small and avoidance measures are provided through policy NE1 and policy CC1 itself.
CC2: Suitable Areas for Wind Energy Development	Development of renewable and low carbon energy infrastructure	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.	The policy itself states that detailed consideration of environmental impacts in line with Policy CC3 will be required. Policy CC3 requires that measures are taken to avoid and where appropriate mitigate any negative effect of the development in terms of ecology or hydrology, including impacts on nature conservation features, biodiversity and geodiversity including habitats and species. Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either	No: The scale of development resulting from this policy is likely to be small and the areas suitable for wind energy development exclude the South Pennine Moors SAC and South Pennine Moors Phase 2 SPA. Also, avoidance measures are provided through policy NE1 and policy CC3.

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
				individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.	
CC3: Wind Energy Development	Wind energy development	Physical damage/loss of habitat Non-physical disturbance such as noise, vibration and light pollution	Physical damage/loss of habitat could affect South Pennine Moors SAC (onsite only) and South Pennine Moors Phase 2 SPA (onsite and offsite). Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.	The policy itself requires that measures are taken to avoid and where appropriate mitigate any negative effect of the development in terms of ecology or hydrology, including impacts on nature conservation features, biodiversity and geodiversity including habitats and species. Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.	No: The scale of development resulting from this policy is likely to be small and avoidance measures are provided through policy NE1 and policy CC3 itself.
Infrastructure and connectivity					
IC5: Protection &	Development of social and	Physical damage/loss of	Physical damage/loss of	Policy NE1: Biodiversity	No: The allocation of

Local Plan policy	Likely activities (operations) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Potential avoidance measures – if implemented would avoid likely significant effect	Could the proposal have likely significant effects on European sites (taking avoidance measures into account)?
Provision of Social and Community Infrastructure	community facilities including cemetery extensions at Burnley and Padiham	<p>habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p>	<p>habitat could affect South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p>	<p>and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p>	<p>the cemetery extension at Burnley and Padiham is beyond 2.5km of the South Pennine Moors Phase 2 SPA and within the urban boundary.</p> <p>The location and scale of other types of development resulting from this policy is unknown but could include provision of a range of facilities. Avoidance measures are provided through policy NE1.</p>
IC6: Telecommunications	Development of telecommunications apparatus and equipment on existing sites and new sites.	<p>Physical damage/loss of habitat</p> <p>Non-physical disturbance such as noise, vibration and light pollution</p>	<p>Physical damage/loss of habitat could affect South Pennine Moors Phase 2 SPA (onsite and offsite).</p> <p>Non-physical disturbance could affect South Pennine Moors Phase 2 SPA.</p>	<p>Policy NE1: Biodiversity and Ecological Networks states that development proposals which are likely to have a significant effect on a European Site (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Development that is considered to adversely affect the integrity of a European Site will not be permitted.</p>	<p>No: The scale of development resulting from this policy is likely to be small and avoidance measures are provided through policy NE1.</p>



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Burnley Local Plan: Proposed Submission Draft Local Plan

Sustainability Appraisal Report

Prepared by LUC
March 2017

Project Title: Sustainability Appraisal of the Burnley Local Plan: Proposed Submission Draft Local Plan

Client: Burnley Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
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Burnley Local Plan: Proposed Submission Draft Local Plan

Sustainability Appraisal Report

Prepared by LUC
March 2017

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1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Burnley Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the new Burnley Local Plan.
- 1.2 Sustainability Appraisal reports have been previously prepared for the following iterations of the Local Plan:
- [Issues and Options](#);
 - [Additional Sites Consultation](#);
 - [Preferred Options Local Plan](#).
- 1.3 This Sustainability Appraisal relates to the Proposed Submission Draft Local Plan and incorporates comments on the Preferred Options SA Report and additions or amendments to the proposed sites and policies that were made to the Proposed Submission Draft Local Plan. For clarity, a summary of the changes between the Preferred Options Local Plan and the Proposed Submission Draft Local Plan is set out in **Table 1.1** below.

Table 1.1 Summary of changes made to the Plan between Preferred Options and Proposed Submission Draft Local Plan Stages

Plan section	Summary of changes between Preferred Options and Proposed Submission
Vision and objectives	Minor wording changes
Strategic policies	Changes to housing delivery figures in Policy SP2: Housing Requirement 2012-2032 Changes to employment land delivery figures in Policy SP3: Employment Land Requirement 2012-2032 Minor wording changes to Policy SP4: Development Strategy Minor wording changes to Policy SP5: Development Quality and Sustainability
Housing	Amendment to the indicative number of dwellings of some residential allocations in Policy HS1 and wording changes to specific housing allocation policies. Minor wording changes to Policy HS3: Housing Density and Mix Minor wording changes to Policy HS4: Housing Developments Minor wording changes to Policy HS5: House Extensions and Alterations Proposed Submission Draft Local Plan has allocated residential sites HS1/35 (HEL/256): Lodge Mill, HS1/37 (HEL/260): Barden Mill, Barden Lane, and HS1/38 (HEL/019): Butchers Farm all of which were not considered at the Preferred Options stage. HS1/36 (HEL/105): Land West of Smithyfield Avenue, was previously incorporated within the larger site of HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir and is now assessed as a separate site. HEL/254: Land at Nelson Road, Saxifield has come forward as a reasonable alternative site option for the first time in the Proposed Submission Draft Local Plan. Boundary changes have been made to allocated residential sites HS1/3: Former William Blythe Site, HS1/7 (HEL/231): Ridge Wood, HS1/11 (HEL/066): Land at Burnley General Hospital and HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir. Site HS1/8: New Hall Street/Barden Lane has been removed as an allocation as it is no longer a reasonable alternative as the approved housing scheme is now under construction. Site HS1/8: New Hall Street/Barden Lane has been removed as an allocation as it is no longer considered to be a reasonable alternative as the approved housing scheme is no longer under construction.

Plan section	Summary of changes between Preferred Options and Proposed Submission
	HS1/22 Lawrence Avenue has been removed as an allocation.
Town Centres	Changes to Policy TC2: Development within Burnley and Padiham Town Centres Renaming of Policy TC5 to 'Uses within the Weaver's Triangle and minor wording changes made Minor wording changes to Policy TC6: District Centres Minor wording changes to Policy TC7: Hot Food Takeaways Minor wording changes to Policy TC8: Shopfront and Advertisement Design Boundary change has been made to site TC4/1: Former Pioneer, Curzon Street
Employment	Boundary changes have been made to allocated employment sites EMP1/2: Burnley Bridge Business Park, EMP1/7: Westgate and EMP1/12: Burnley Bridge Extension. Site EMP1/7: Westgate is considered to be on brownfield land rather than greenfield as previously assessed. The assessment matrix has been updated accordingly.
Historic Environment	Minor wording changes to Policy HE1: Identifying and Protecting Burnley's Historic Environment Minor wording changes to Policy HE2: Designated Heritage Assets Minor wording changes to Policy HE3: Non-Designated Heritage Assets Changes to Policy HE4: Scheduled Monuments and Archaeological Assets
Natural Environment	Minor wording changes to: Policy NE1: Biodiversity and Ecological Networks Policy NE2: Protected Open Space Policy NE4: Protected Trees, Hedgerows and Woodland Policy NE5: Environmental Protection: Minor changes to light pollution text and addition of text on unstable land
Climate change	Minor wording changes to Policy CC1: Renewable and Low Carbon Energy (not including wind energy) Minor wording changes to Policy CC2: Suitable Areas for Wind Energy Development Minor wording changes to Policy CC3: Wind Energy Development Minor wording changes to Policy CC4: Development and Flood Risk Minor wording changes to Policy CC5: Surface Water Management and Sustainable Drainage Systems (SuDS).
Infrastructure	Minor wording changes to Policy IC5: Protection and Provision of Social and Community Infrastructure. New Policy IC6: Telecommunications Policy IC6: Taxis and Taxi Booking Offices has been renumbered to IC7 and minor wording changes have been made.

- 1.4 Comments on the Sustainability Appraisal Report for the Preferred Options have also been integrated into this Sustainability Appraisal. This has included updates to the assessment of site options considered at the Preferred Options stage, for example where changes have been made to the site appraisal assumptions or boundaries. For clarity, a summary of the changes made to the SA between the Preferred Options Local Plan and the Proposed Submission Draft Local Plan is set out in **Table 1.2** below.
- 1.5 Please note that where the matrices for the residential site options previously considered but not allocated in the Proposed Submission Draft Local Plan were subject to change, these are included in **Appendix 5**. The site options audit trail in **Appendix 6** shows the options the Council has not allocated and explains the reasons for this (sites which are no longer considered to be reasonable alternatives are shaded grey in the audit trail). As such, the detailed appraisal matrices for sites which are no longer reasonable have not been updated, but can be found in the SA for the Preferred Options Local Plan.

Table 1.2 Changes made to the SA report between Preferred Options and Proposed Submission

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
<p>Biodiversity assumption (objective 13) – updated to specify the assessment reflects proximity to designated sites i.e. LNRs, SACs, SPAs and SSSIs and not local designations, including Biodiversity Heritage Sites.</p>	<p>Amendments to the housing, employment and Gypsy and Travellers matrices in relation to objective 13 for the following sites:</p> <p><u>Housing</u></p> <p>HEL/003: Park Road HEL/007 (HS1/12): Former AIT Site (formerly AIT Brush Street) HEL/011 (HS1/5): Former Baxi site, Padiham (formerly Former Baxi Site, Padiham – western part) HEL/014 (HS1/30): Brampton House HEL/021: South of Barclay Hills HEL/025 (HS1/22): Lawrence Avenue HEL/027 (HS1/19): Coronation Avenue HEL/028: Craggs Farm, Padiham HEL/033 (HS1/15): Heckenhurst Reservoir/Former Heckenhurst Reservoir HEL/034 (HS1/3): Former William Blythe Site, Hapton HEL/039 (HS1/20): Gordon Street Mill, Worsthorne (previously Gordon Street Mill, Lennox Street – Mill only) HEL/040: Grove Lane, Padiham HEL/043 (HS1/1): Former Hameldon Schools Site (previously Former Hameldon Schools Sites, Kiddrow Lane) HEL/050: Honeyholme Lane HEL/055b (HS1/6): Lambert Howarth HEL/057: Riding Street HEL/058 (HS1/26): Land adjacent 2 Queens Park Road HEL/059 (HS1/31): Land adj 250 Brownside Road, Worsthorne (formerly Brownside Road & Lennox Street, Worsthorne) HEL/060: Villiers Street HEL/065: Land at Brownside Farm HEL/066 (HS1/11): Land at Burnley General Hospital HEL/067 (HS1/17): Former Gardner’s Site HEL/071 (HS1/2): Hollins Cross Farm HEL/074 (HS1/10): Higher Saxifield, HEL/075: Land at Melrose Avenue HEL/076: Land at North of Halifax Road HEL/077 (HS1/29): Land at Oswald Street HEL/086: Land at Glen View Road HEL/088: Land at Moseley Road HEL/090: Stoneyhurst Avenue HEL/091 (HS1/9): Red Lees Road, Cliviger HEL/092: Land at Red Lees Road (The Hollins) HEL/093: Land at Red Lees Road/Richmond Avenue, Cliviger HEL/094 (HS1/4): Land at Rossendale Road (formerly Land off Rossendale Road) HEL/100 (HS1/28): Land to rear of Bull and Butcher (formerly Rear of the Bull and Butcher, Manchester Road) HEL/102: Land South of Halifax Road HEL/104: Land to South-West of Burnley Road HEL/109 (HS1/21): Livingstone Mill HEL/112: Marlborough Street HEL/114: Middlesex Avenue HEL/123: Overtown Barn HEL/125 (HS1/23): Perseverance Mill, Padiham HEL/133 (HS1/25): Ridge Avenue HEL/135 (HS1/18): Former Ridgewood High School HEL/136 (HS1/16): Tay Street</p>

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
	<p>HEL/137: Rycliffe Street HEL/139 (HS1/32): Cleveland Road, South HEL/148: Thorneybank Industrial Estate HEL/152 (HS1/14): Waterside Mill (formerly Waterside Mill, Langham Street) HEL/153 (HS1/33): Whalley Road HEL/192c (HS1/13): Peel Mill HEL/208b: EW1/6 – Westgate HEL/211: Land at Junction of Crown Point Road/Manchester Road HEL/231 (HS1/7): Ridge Wood HEL/249 (HS1/24): Land NE of Sycamore Avenue HEL/250 (HS1/27): Former Dexter Paints</p> <p><u>Employment</u></p> <p>HEL/029c (EMP1/14): Stoneyholme Gas Works HEL/036 (EMP1/11): George Street Mill HEL/038 (EMP1/9): Innovation Drive HEL/094b (EMP1/1): Land off Rossendale Road/Rossendale Road North HEL/163 (EMP1/2): Burnley Bridge/Burnley Bridge Business Park HEL/164 (EMP1/12): Burnley Bridge Extension HEL/165 (EMP1/3): Knowledge Park/Vision Park HEL/171 (EMP1/13): Eaves Barn Farm, Padiham/Shuttleworth Mead South HEL/174 (EMP1/10): Widow Hill Road South HEL/175 (EMP1/4): Widow Hill Road HEL/189 (EMP1/5): Land South of Network 65 HEL/190 (EMP1/6): Balderstone Lane HEL/208 (EMP1/7): Westgate HEL/223 (EMP1/8): Thompson Centre/Thompson Centre Car Park</p> <p><u>Gypsy and Traveller Sites</u></p> <p>Oswald Street</p>
<p>Access to services assumption (objective 11) for employment sites – updated to refer to a distance of 1,200m from residential areas from the previous 600m used.</p>	<p>Amendments to the employment matrices in relation to objective 11 for sites:</p> <p>HEL/094b (EMP1/1): Rossendale Road North HEL/163 (EMP1/2): Burnley Bridge Business Park HEL/165 (EMP1/3): Vision Park HEL/175 (EMP1/4): Widow Hill Road HEL/189 (EMP1/5): Land South of Network 65 HEL/190 (EMP1/6): Balderstone Lane HEL/208 (EMP1/7): Westgate HEL/223 (EMP1/8): Thompson Centre Car Park HEL/038 (EMP1/9): Innovation Drive HEL/174 (EMP1/10): Widow Hill Road South HEL/036 (EMP1/11): George Street Mill HEL/164 (EMP1/12): Burnley Bridge Extension HEL/171 (EMP1/13): Shuttleworth Mead South HEL/029c (EMP1/14): Stoneyholme Gas Works</p>
<p>New Housing sites</p>	<p>Assessment of the following housing sites for the first time:</p> <p>HEL/256 (HS1/35): Lodge Mill HEL/105 (HS1/36): Land West of Smithyfield Avenue HEL/260 (HS1/37): Barden Mill, Barden Lane HEL/019 (HS1/38): Butchers Farm HEL/254: Land at Nelson Road, Saxifield (site brought forward as a reasonable alternative for first time but not allocated)</p>
<p>Revised housing site boundaries</p>	<p>Reassessment of the following housing sites based on revised boundaries:</p> <p>HEL/034 (HS1/3): Former William Blythe Site</p>

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
	HEL/231 (HS1/7): Ridge Wood HEL/066 (HS1/11): Land at Burnley General Hospital HEL/033 (HS1/15): Heckenhurst Reservoir/Former Heckenhurst Reservoir
Revised employment site boundaries	Reassessment of the following employment sites based on revised boundaries: EMP1/2: Burnley Bridge Business Park EMP1/7: Westgate EMP1/12: Burnley Bridge Extension.
Revised town centre site boundaries	Reassessment of the following town centre site based on a revised boundary: TC4/1: Former Pioneer, Curzon Street
Updated SFRA Data	Allocated site matrices have been updated with the Level 1 SFRA undertaken by Burnley Borough Council.
New policies	Appraisal of Policy IC6: Telecommunications for the first time.

Context for the Burnley Local Plan

- 1.6 The Borough of Burnley is located in the Pennines of East Lancashire at the confluence of the Rivers Calder and Brun. It is bisected by the M65 motorway which links the area to Colne and Nelson to the north and Blackburn and Preston to the west, and it is served by two rail lines, the cross Pennine route from York and Leeds to Preston/Blackpool North and the stopping service from Colne to Preston/Blackpool South. The Leeds and Liverpool Canal runs through the Borough and was one of the reasons for the town's expansion in the nineteenth century.
- 1.7 The development of textile mills, associated industries and housing during the Industrial Revolution resulted in Burnley's population virtually doubling every twenty years between 1801 and 1891. The character of the central parts of the two main settlements in the Borough, Burnley and Padiham, derives from this time.
- 1.8 The area of the whole Borough is 11,070 hectares (42 square miles), the majority of this being rural or moorland. The urban area of Burnley town covers approximately 1,544 hectares (six square miles) and Padiham, which is a market town four miles to the west of Burnley, covers 316 hectares (1.22 square miles).

The New Burnley Local Plan

- 1.9 The new Burnley Local Plan will set out the vision, objectives, strategy, policies and proposals for the spatial development of the Borough up to 2032, including the number of new homes required. It will identify site allocations relating to housing, employment and other uses, including sites for new development and redevelopment. Housing and employment sites will be allocated to meet the Borough's needs for the period up to 2032.
- 1.10 The key elements to be included in the Local Plan are:
- A spatial portrait of Burnley and the key issues facing the Borough.
 - A spatial vision and objectives setting out how the Borough will grow and develop by 2032.
 - A strategy for housing and employment growth and the strategic / overarching policies for development.
 - Policies by subject area.
 - Policies that will be used to control and manage development through the determination of planning applications in order to ensure that development contributes towards delivering the vision and objectives.
 - A monitoring and implementation framework, including a summary of the Infrastructure Delivery Plan.

- 1.11 The Local Plan will not include minerals and waste policies, as minerals and waste planning is the responsibility of Lancashire County Council.
- 1.12 Once adopted, the new Local Plan will replace the saved policies from the Burnley Local Plan Review 2006. **Appendix 3** in the Proposed Submission Local Plan lists the policies that were saved from the 2006 Local Plan and shows which of the emerging policies in the new Local Plan will replace the 'saved' policies.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.13 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.14 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is '*to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development*'.
- 1.15 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan while SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance³ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Burnley Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should be taken to refer to 'SA incorporating the requirements of SEA'.

Structure of this report

- 1.16 **Table 1.3** below signposts how the requirements of the SEA Regulations have been met within this SA Report.

Table 1.3 Requirements of the SEA Regulations and where they have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3 and Appendix 2.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
(c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ <http://planningguidance.planningportal.gov.uk/>

SEA Regulation Requirements	Where covered in this SA report
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3.
(e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapter 4 and Appendices 5, 7, 8, 9 and 10
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 4.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2 and Appendix 6.
(i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 5.
(j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document has been prepared to accompany this SA Report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<ul style="list-style-type: none"> • Consultation: • authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report was undertaken between June and July 2012.
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation will be undertaken in relation to the Burnley Local Plan: Proposed Submission Draft between March and April 2017. The Proposed Submission Draft Local Plan is accompanied by this SA report.
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	

SEA Regulation Requirements	Where covered in this SA report
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9) 	<p>To be addressed after the Local Plan is adopted.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>To be addressed after the Local Plan is adopted.</p>
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	<p>This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.</p>

1.17 This chapter has introduced the SA process for the Burnley Local Plan. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of Burnley's Local Plan.
- **Chapter 3: Sustainability Context for Development in Burnley** describes the relationship between Burnley's Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of Burnley Borough and identifies the key sustainability issues relevant to the preparation of the Local Plan and the SA.
- **Chapter 4: Sustainability Appraisal findings for the Proposed Submission Draft Local Plan** summarises the SA findings for the policies and site allocations in the Proposed Submission Draft version of the Local Plan, also considering the cumulative effects of the Local Plan as a whole and identifying possible mitigation measures. Possible mitigation measures and recommendations are also included in this chapter.
- **Chapter 5: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the Local Plan once it is adopted.
- **Chapter 6: Conclusions** summarises the key findings from the SA of the Proposed Submission Draft Local Plan and describes the next steps to be undertaken.

1.18 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA work undertaken previously and explains how each one was addressed.
- **Appendix 2** presents the review of relevant plans, policies and programmes.
- **Appendix 3** presents the baseline information for Burnley Borough.
- **Appendix 4** presents the assumptions that were applied during the SA of the site options.
- **Appendix 5** presents the detailed SA matrices for the unallocated residential site options where changes have been made between Preferred Options and Proposed Submission stages.
- **Appendix 6** presents an audit trail of the site options that have been considered for allocation in the Local Plan and explains why Burnley Borough Council has selected or rejected each option.

- **Appendix 7** presents the detailed SA matrices for the policy options that were considered for the Local Plan.
- **Appendix 8** presents the detailed SA matrices for the policies in the Proposed Submission Draft version of the Local Plan.
- **Appendix 9** presents the detailed SA matrices for the site allocations included within the policies in the Proposed Submission Draft version of the Local Plan.
- **Appendix 10** presents the summary of the sustainability appraisal findings for the alternative site options included in the plan making process.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Burnley Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1 Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 1: Testing the Local Plan objectives against the SA framework • 2: Developing the Local Plan options • 3: Evaluating the effects of the Local Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on Local Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Steps 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

- 2.2 The following sections describe the approach that has been taken to the SA of Burnley's Local Plan to date and provide information on the subsequent stages of the process which are still to be undertaken.

SA Stage A: Scoping

- 2.3 The SA process for the Burnley Local Plan began in June 2012 with the production of a draft [SA Scoping Report](#) which was prepared by LUC on behalf of Burnley Borough Council.
- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the policy context and key sustainability issues. The SA Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to Burnley’s Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues in Burnley Borough. This baseline information provides the basis for predicting and monitoring the likely effects of policies and site allocations (including reasonable alternative options) and helps to identify ways of mitigating any adverse effects identified.
- Key sustainability issues for Burnley Borough were identified.
- A ‘Sustainability Appraisal framework’ was developed, comprising a list of SA objectives against which options and subsequently policies and site allocations would be appraised. The SA framework provides a clear way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It sets out a series of sustainability objectives and associated sub-questions that can be used to ‘interrogate’ options and draft policies during the plan-making process. These SA objectives reflect the long-term aspirations of the Borough with regard to social, economic and environmental considerations. Throughout the SA process the performance of Local Plan options (and later policies and site allocations) are assessed against these SA objectives and sub-questions.

2.5 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the Local Plan in making a contribution to sustainable development. The draft SA Scoping Report was published in June 2012 for a five week consultation period with the statutory consultees that existed at the time (Natural England, the Environment Agency and English Heritage (now Historic England)). Following the consultation, the comments received were addressed as appropriate and a final version of the Scoping Report was published in July 2012. **Appendix 1** lists the comments that were received during the consultation on the draft Scoping Report and describes how each one was addressed in the final version.

2.6 Some parts of the SA Scoping Report, namely the review of plans, policies and programmes and the baseline information, were updated as part of the preparation of the SA Report for the Issues and Options Local Plan in February 2014, the Preferred Options Local Plan in July 2016, and have again been reviewed and updated during the preparation of this SA report for the Proposed Submission Draft Local Plan. The updated versions of those parts of the Scoping Report are presented in **Appendix 2** and **Appendix 3** and are summarised in **Chapter 3** of this report.

Changes to the SA framework

2.7 The SA framework that was presented in the July 2012 SA Scoping Report was used during the appraisal of the Issues and Options Local Plan in February 2014 and again during the SA work that was undertaken to accompany the Additional Sites consultation in August 2014. At the Preferred Options stage, a small number of changes were made to some of the sub-objectives in the SA framework in order to ensure that they provided a robust and appropriate basis for the SA and covered only those issues that a Local Plan could actually influence. None of the changes affected the headline SA objectives. Where appropriate, the assumptions that were used in the SA of site options at the Preferred Options stage (described further ahead in this chapter and presented in **Appendix 4**) were also updated to reflect these minor changes to the SA framework. The SA work that was carried out previously in relation to the site and policy options for the Local Plan (presented in the February 2014 SA Report for the Issues and Options and the August 2014 SA document for the Additional Sites consultation) was also revised to reflect these changes, in order to ensure consistency with the Preferred Options stage.

2.8 **Table 2.2** presents the SA framework for Burnley’s Local Plan, which includes 18 headline SA objectives along with their associated sub-questions. The table also shows how all of the ‘SEA topics’ (as listed in the SEA Regulations) have been covered by the SA objectives.

2.9 Some of the sub-objectives could be seen as relevant to more than one of the headline SA objectives (for example sub-objective 18c relating to the use of fossil fuels could be relevant to SA objective 17 which relates to the prudent use of natural resources, as well as SA objective 18 which relates to energy efficiency). However, to avoid duplication within the SA framework, which

could result in effects being 'double counted', any such sub-objectives are attributed just once to the headline SA objective which they are considered to most strongly relate to.

Table 2.2 Updated SA framework for the Preferred Options and Proposed Submission of the Burnley Local Plan

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	1a. Will it help to diversify the borough's economy? 1b. Will it promote growth in key sectors of the local economy? 1c. Will it attract new business development to the borough? 1d. Will it increase, and improve the quality of, employment opportunities in the areas of most need? 1e. Will it contribute to low carbon economy?	Material assets Population
2. To develop and market the Borough's image	2a. Will it support the conservation and/or enhancement of high quality built, natural and historic environments within the borough? 2b. Will it promote the area as a destination for short and long term visitors, for residents and investors? 2c. Will it increase the economic benefit derived from the borough's natural environment? 2d. Will it promote the use of locally produced goods and materials?	Landscape Cultural heritage, including architectural and archaeological heritage Material assets
3. To reduce deprivation in urban and rural areas	3a. Will it improve economic, social and environmental conditions in the most deprived areas and for the most deprived groups? 3b. Will it enhance the viability and vitality of the town centres? 3c. Will it support and encourage the growth of rural businesses and rural diversification?	Material assets Population
4. To secure economic inclusion	4a. Will it encourage business start-up, especially in underrepresented groups? 4b. Will it improve physical accessibility to jobs through the location of sites and/or public transport links thereto being accessible from areas of high unemployment? 4c. Will it reduce poverty in those areas most affected?	Material assets Population
5. To develop and maintain a healthy labour market	5a. Will it address the skills gap and enable skills progression? 5b. Will it increase levels of participation and attainment in education? 5c. Will it provide a broad range of jobs and employment opportunities?	Population Material assets
6. To reduce the need to travel and increase the use of sustainable transport modes	6a. Will it reduce car and lorry traffic? 6b. Will it increase access to opportunities for safe walking and cycling and using of public transport? 6c. Will it improve access to and encourage the use of ICT?	Climatic factors Human health Material assets
7. To improve physical and mental health and reduce health inequalities	7a. Will it promote healthier lifestyles? 7b. Will it reduce health inequalities among different groups in the community? 7c. Will it reduce isolation for vulnerable people?	Human health Population
8. To improve access to a range of good quality, resource efficient and affordable housing	8a. Will it provide for an appropriate mix of housing to meet all needs, including affordable? 8b. Will it reduce the number of unfit and empty homes? 8c. Will it support the development of resource efficient housing?	Material assets Population
9. To reduce crime, disorder and the	9a. Will it reduce actual levels of crime?	Population

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
fear of crime	9b. Will it reduce the fear of crime? 9c. Will it encourage crime reduction through design?	
10. To increase social inclusion	10a. Will it enable groups and communities to contribute to decision making and be involved in implementation? 10b. Will it identify and engage with hard to reach stakeholders? 10c. Will it create a sense of belonging and wellbeing for all members of the community? 10d. Will it support community development? 10e. Will it improve relations between all members of the community? 10f. Will it reduce social exclusion? 10g. Will it reduce prejudice? 10h. Will it promote mixed communities?	Population Human health
11. To improve access to services, amenities and jobs for all groups	11a. Will it improve the range of quality of, and access to, cultural, sporting and leisure facilities including natural green spaces? 11b. Will it improve access to essential services and facilities? 11c. Will it improve physical access to employment opportunities?	Material assets Population
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	12a. Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings? 12b. Will it improve access to buildings of historic/cultural value? 12c. Will it protect and enhance the local distinctiveness of the built environment?	Cultural heritage, including architectural and archaeological heritage
13. To protect and enhance the Borough's biodiversity and geo-diversity	13a. Will it protect and enhance existing designated wildlife and geological sites and species populations? 13b. Will it protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors?	Biodiversity Flora Fauna
14. To protect and enhance the Borough's landscape and local character	14a. Will it protect and enhance the character and appearance of the borough's landscape and countryside, maintaining and strengthening local distinctiveness and sense of place? 14b. Will it protect and enhance the accessibility of the landscape across the borough? 14c. Will it encourage the development of brownfield land in preference to greenfield?	Landscape Soil
15. To protect and improve environmental quality and amenity	15a. Will it maintain and improve local air quality? 15b. Will it reduce noise pollution? 15c. Will it reduce the amount of derelict, contaminated, degraded, unstable and vacant/underused land? 15d. Will it protect the best and most versatile agricultural land? 15e. Will it maintain and enhance ground and surface water quality?	Air Human health Soil Water
16. To mitigate and adapt to climate change	16a. Will it reduce or minimise greenhouse gas emissions? 16b. Will it contribute to the borough's ability to adapt to the impacts of climate change, including the ability of other species to adapt? 16c. Will it maximise the production and/or use of decentralised and renewable energy? 16d. Will it reduce or manage flood risk?	Climatic factors Water
17. To ensure the prudent use of natural resources	17a. Will it minimise the demand for raw materials? 17b. Will it reduce the amount of minerals extracted and imported?	Material assets Water

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
and the sustainable management of waste.	17c. Will it minimise the production of waste? 17d. Will it maximise waste recycling and reuse, reducing the amount of waste going to landfill? 17e. Will it encourage water efficiency and reduce demand?	
18. To increase energy efficiency	18a. Will it minimise the need for energy consumption? 18b. Will it increase energy efficiency (e.g. in buildings, transport modes, etc.)? 18c. Will it minimise the use of fossil fuels?	Climatic factors Material assets

SA Stage B: Developing and refining options and assessing effects

- 2.10 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.11 Regulation 12 (2) of the SEA Regulations requires that:
- "The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."*
- 2.12 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.13 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for different options, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for a plan.
- 2.14 The following sections describe how the appraisal of site and policy options has fed into the development of the Burnley Local Plan.

Identification and appraisal of site options

- 2.15 Reasonable alternative options for residential, employment and other types of site allocations were identified initially in the February 2014 Issues and Options document. Potential development sites had been submitted to the Council on an ongoing basis as part of the Strategic Housing Land Availability Assessment (SHLAA), and some were also put forward by Burnley Borough Council.
- 2.16 An initial assessment was undertaken by the Council to identify and discount sites that were unsuitable or undeliverable. Sites over 0.4ha in size that had the potential to accommodate housing, Gypsy and Traveller pitches, employment, mixed use or town centre development were subject to SA by LUC and the findings were presented in the February 2014 SA Report for the Issues and Options. As well as options for sites for built development, a number of areas of search for potential Local Nature Reserve designations were also identified and considered in the SA.

- 2.17 The site options that were subject to SA at the Issues and Options stage included:
- 24 residential site options.
 - One Gypsy and Traveller site option.
 - Nine employment site options.
 - Three mixed use site options.
 - Four town centre site options.
 - Four areas of search for Local Nature Reserves.
- 2.18 A number of other site options were identified at the Issues and Options stage but were not subject to SA at that time because they either had planning permission or were already in the process of being developed. However, some of the sites that had planning permission at that time have still not been developed now and so remain as reasonable alternative options for allocation in the Local Plan. Therefore, they have now been subject to SA and the findings are included in this report. Where site options were previously omitted from the SA because they had planning permission and have since been developed, they have not been included in the SA as they are no longer available so are not reasonable options for allocation in the Local Plan.
- 2.19 Following consultation on the Issues and Options in February 2014, a number of further reasonable site options were identified. These sites were submitted to the Council by land owners, developers and members of the public during the Issues and Options consultation. The additional reasonable site options identified in this way comprised:
- 12 residential sites.
 - One employment site.
 - Three Gypsy and Traveller sites.
- 2.20 These options were subject to SA by LUC and the findings were presented in the August 2014 document 'Issues and Options Additional Sites Sustainability Appraisal'. That document, which did not comprise a full SA report, was published by the Council as part of the Additional Sites consultation between August and October 2014.
- 2.21 Following the Additional Sites consultation, a number of other reasonable site options were identified by Burnley Borough Council through the SHLAA process. In addition, there were a small number of changes to the boundaries of sites that were appraised previously. These new site options were subject to SA at the Preferred Options stage.
- 2.22 Following the production and consultation on the Preferred Options Local Plan, five new reasonable alternative site options were again identified and these have also been subject to SA for the first time in this report using the same methodology. Four of these have been allocated in the Proposed Submission Local Plan. In addition, there have been a small number of changes to the boundaries of sites that were appraised previously at the Preferred Options stage and the SA appraisal matrices have been updated accordingly (see **Chapter 1** for changes).
- 2.23 The SA findings for each group of allocated site options are presented in **Chapter 4. Appendix 9** presents the matrices for these sites, and these matrices also incorporate any changes that have been made to the sites themselves between Preferred Options and Proposed Submission as well as to the policy text which relates to site allocations.
- 2.24 **Appendix 5** present the matrices for unallocated reasonable alternative housing sites which have been subject to reappraisal at the Proposed Submission Local Plan SA, based on the updated assumptions, and **Appendix 10** provides a summary of the scores for these sites as well as the reasonable alternative mixed use and town centre sites. There were no reasonable alternative employment or gypsy and traveller sites considered at this stage.
- 2.25 The detailed SA matrices for sites which were previously appraised as reasonable alternatives but which are no longer reasonable have not been updated or included in this report because there was no need to consider those sites at this stage in the SA process, however these can be found in the SA for the Preferred Options Local Plan. Sites which are no longer considered to be reasonable have therefore been discounted from the SA process at this stage. **Appendix 6** provides a summary of the reasons why certain sites are no longer considered to be reasonable.

2.26 This report therefore presents the SA findings for the sites that are allocated in the Proposed Submission Draft Local Plan, and for completeness, also summarises the SA findings for sites which are still reasonable.

Use of assumptions

2.27 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of a large number of site options, a detailed set of assumptions for defining minor and significant effects was developed and applied. These assumptions are presented in **Appendix 4** and were applied mostly through the use of Geographical Information Systems (GIS) data. Separate sets of assumptions were devised for the appraisal of residential, Gypsy and Traveller and employment site options, reflecting the fact that these various types of development could affect some of the SA objectives in different ways. Specific assumptions were not set out in relation to town centre and mixed use site options, as those options were all slightly different in terms of what type of development the Council indicated could come forward at the sites and therefore it was not possible to devise a consistent set of assumptions with regards to their likely effects. For those types of site options, the assumptions for employment sites were therefore used as a starting point for the appraisal and were adapted as appropriate to take into account the specific types of development proposed (e.g. commercial, retail, leisure etc.)

2.28 The assumptions presented in **Appendix 4** have been slightly amended to take into account comments received from the Council on the SA of the Preferred Options Local Plan. These changes, as detailed in **Chapter 1**, relate to objective 11 for employment sites and objective 13 for housing, employment and gypsy and traveller sites. The change to objective 11 assumptions involved assessing whether site options meet certain criteria, including whether employment sites are within 1,200m of a residential area rather than 600m as previously assessed at Preferred Options. The change to objective 13 assumptions involved assessing the proximity of housing, employment and gypsy and traveller sites to designated nature or geodiversity sites only, rather than local sites.

2.29 The new site options that have been identified since the Preferred Options consultation in July 2016 have been appraised in line with the assumptions shown in **Appendix 4** and sites which are not allocated but which remain reasonable have been reappraised against these assumptions.

2.30 A small number of sites were considered to be reasonable options at the earlier stages of plan preparation and so were subject to SA then, but are no longer considered to be reasonable options by the Council (for example, because they are no longer available for development). In those cases, the earlier appraisal work has not been revised to reflect the updated assumptions because there was no need to be able to consider those sites on a consistent basis at this stage in the SA process. The only changes to those SA matrices were made at the Preferred Options stage was in relation to SA objective 13: biodiversity in order to correct some errors that were made previously in relation to inaccuracies in the data showing the location of Local Nature Reserves in the Borough. The SA matrices for those sites that are no longer considered to be reasonable options can be found in the SA report for the Preferred Options Local Plan.

Reasons for the Council's decision making

2.31 Burnley Borough Council officers took into account the findings of the SA as well as other relevant factors when deciding which sites to include as allocations in the Proposed Submission Draft Local Plan and which site options to reject. **Appendix 6** lists the reasonable site options that have been considered and provides Burnley Borough Council's reasons for selecting or rejecting each one. Some of the site options included in earlier stages of the SA are now referred to by different names than were used previously – where this is the case, both the previous and current site names are shown in the audit trail in **Appendix 6** along with the SHLAA reference codes.

2.32 The Preferred Options Local Plan states that the Burnley SHLAA (2016) provides details of the amount of land with the potential to accommodate new housing development and presents a pool of potential sites from which to select those to be allocated in the Local Plan, with these being selected on the basis of many factors including:

Housing:

- How they will help deliver the Plan's Vision and Objectives and support economic growth.
- How they fit with the Plan's overall spatial strategy set out in Policy SP4.

- Whether they collectively offer the quality and choice of housing to meet the needs and demands of all sections of the community.
- Their environment social and economic impacts, including as evaluated through the SA process.
- Their infrastructure requirements and potential community benefits.
- The comments received through plan consultation.

Employment:

- How they will help deliver the Plan's Vision and objectives and support economic growth.
- How they would fit with the Plan's overall spatial strategy set out in Policy SP4.
- Whether they would collectively offer sufficient, and could offer the range, of sites to meet the needs and demands of business and provide a variety of employment opportunities for existing and new residents to achieve a more aspirational level of economic activity in the area.
- The environmental, social and economic impacts, including as informed by the SA, and in particular the impact on commuting.
- The infrastructure requirements and potential community benefits.
- The comments received through the plan consultation.

Identification and appraisal of policy options

- 2.33 The Issues and Options document (February 2014) set out four alternative options relating to the broad spatial strategy for the Local Plan, which were:
- Focus on regeneration.
 - Focus on public transport corridors.
 - Focus on transformational growth.
 - Allow the market to lead.
- 2.34 These four options were subject to SA and the findings were presented in the February 2014 Issues and Options SA Report. Prior to that, draft versions of the SA matrices for the four options were presented in an Interim SA Report which Burnley Borough Council prepared in spring 2013 and sent out for consultation with the three statutory consultees that existed at the time (English Heritage (now Historic England), the Environment Agency, and Natural England). This interim report comprised a very early draft version of the SA report for the Issues and Options and did not at that stage include the appraisal of site options. The consultation was targeted at the statutory consultees only and the document was not made publicly available. The comments received during this interim consultation, along with an explanation of how they were addressed, can be found in **Appendix 1**.
- 2.35 The Issues and Options consultation document also set out alternative policy approaches for the other policies to be included in the Local Plan; however these were not subject to SA at that time. Those options were subject to SA by LUC in early 2016 and the findings are presented in the SA report for the Preferred Options Local Plan. The SA work for the spatial strategy options was also updated to reflect slight changes to the wording of the options that were made between them being subject to SA and published in the Issues and Options consultation document. The fourth option (prepare no Local Plan and instead allow the market to lead) was discounted as it is not a reasonable option due to being inconsistent with national policy.
- 2.36 The SA matrices for the policy options can be found in **Appendix 7**.
- 2.37 Once the Council had produced the Preferred Options Draft document in 2016, the more detailed draft policies were also subject to SA and the findings also summarised in the SA report for the Preferred Options Local Plan. Any changes made to these policies since the Preferred Options stage have been incorporated into this report.

- 2.38 Details of the changes to policy wording and the addition of new policies are set out in **Chapter 1** of this report.
- 2.39 The detailed SA matrices for the policies in the Proposed Submission Draft Local Plan can be found in **Appendix 8**.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.40 This SA report describes the process that has been undertaken to date in carrying out the SA of the Burnley Local Plan. It sets out the findings of the appraisal of policies and site allocations, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also describes the reasons for selecting or rejecting certain options during the preparation of the Local Plan.

SA Stage D: Consultation on Local Plan and this SA report

- 2.41 Burnley Borough Council is inviting comments on the Burnley Local Plan: Proposed Submission Draft and this SA report. Both documents are being published on the Council's website for consultation between March and April 2017.
- 2.42 **Appendix 1** presents the consultation comments that have been received in relation to the SA work undertaken previously and explains how they have been addressed.

SA Stage E: Monitoring implementation of the Local Plan

- 2.43 Recommendations for monitoring the social, environmental and economic effects of implementing Burnley's Local Plan are presented in **Chapter 5**.

Appraisal methodology

- 2.44 The policy and site allocations within the Proposed Submission Draft Local Plan and any changes made to unallocated reasonable alternative site options since the Preferred Options stage have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or policy to indicate its likely sustainability effects on the SA objectives as follows.

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
+	The option or policy is likely to have a positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/-	The option or policy is likely to have a mixture of positive and negative effects on the SA objective(s).

Figure 2.1 Key to symbols and colour coding used in the SA of the Burnley Local Plan

- 2.45 Where a potential positive or negative effect is uncertain, a question mark has been added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).
- 2.46 The likely effects of policies and site allocations need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of policy or site allocation on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.
- 2.47 The SA findings for the sites and policies in the Proposed Submission Draft Local Plan are summarised in **Chapter 4**, including an assessment of the potential cumulative impacts of the Local Plan as a whole. Detailed appraisal matrices for proposed policies are included in **Appendix 8** and matrices for allocated sites are included in **Appendix 9**.

Data limitations and difficulties encountered

- 2.48 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.
- 2.49 There was a need to ensure that a large number of site options could be appraised consistently. This was achieved by the use of assumptions relating to each SA objective, as described earlier in this chapter.
- 2.50 When applying the assumptions (see **Appendix 4**) to inform the SA of site options, distances were in most cases measured from the nearest point of a site to the nearest point of the feature(s) in question. However, the accessibility assessment that was undertaken by Burnley Borough Council (which informed the appraisal of options against SA objectives 4, 6, 7 and 11) involved measuring distances from the centre of each site option to the features in question. Despite this different approach for SA objectives 4, 6, 7 and 11, distances for all site options were measured in a consistent way for each SA objective so this difference in approach will not have resulted in inconsistencies between the appraisal findings for different site options against the same SA objective.
- 2.51 Data provided by the Council for Local Nature Reserves in 2014 was subsequently found to be inaccurate, and therefore the appraisal of all site options against SA objective 13 was updated to amend this inaccuracy.

3 Sustainability Context for Development in Burnley

Review of Plans, Policies and Programmes

- 3.1 Burnley's Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 3.2 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the Local Plan, as described in **Chapter 2**. This review has been revised and updated since it was originally presented in the SA Scoping Report, in order to ensure that the review remains up to date. The updated review can be seen in full in **Appendix 2** and the key findings are summarised in this chapter.
- 3.3 Schedule 2 of the SEA Regulations requires:
- (1) "an outline of the...relationship with other relevant plans or programmes"; and
- (5) "the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"
- 3.4 It is necessary to identify the relationships between Burnley's Local Plan and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

Key international plans, policies and programmes

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Burnley Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

Key national plans, policies and programmes

- 3.7 The most significant development in terms of the policy context for Burnley's Local Plan has been the publication of the National Planning Policy Framework (NPPF) in 2012 which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Local Plan must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:

"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."

- 3.8 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.9 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.10 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
 - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
 - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
 - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
 - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.
- 3.11 National Planning Practice Guidance (NPPG) provides further guidance on national level planning policy. It sets out guidance on a wide range of issues that are relevant to development management, including in relation to topics such as flood risk, the natural environment, climate change and waste. The NPPG also provides additional guidance in relation to the preparation of Local Plans and the need for SA/SEA. The emerging Local Plan for Burnley must be in conformity with the higher level policy established in the NPPG.

Baseline Information

- 3.12 Baseline information provides the context for assessing the sustainability of proposals in Burnley's Local Plan and it provides the basis for identifying trends, predicting the likely effects of the Local Plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 3.13 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage

including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a number of amendments have been made to the baseline information since it was originally presented in the Scoping Report to address consultation comments received and to update the information, drawing on the most recent evidence sources. The updated baseline information is presented in **Appendix 3**.

Key Sustainability Issues

- 3.14 A set of key sustainability issues for Burnley Borough was identified during the Scoping stage of the SA and was presented in the July 2012 Scoping Report. In light of comments received during the Scoping consultation (see **Appendix 1**) a small number of amendments have since been made to the key sustainability issues.
- 3.15 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report (i.e. this SA/SEA report), **Table 3.1** describes the likely evolution of each key sustainability issue if the new Burnley Local Plan were not to be adopted. It should be noted that in the absence of the new Burnley Local Plan the context provided by the saved policies would be less significant than the policy framework provided by NPPF.

Table 3.1 Key sustainability issues for the new Burnley Local Plan and likely evolution without the Plan

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
Social Issues	
Relatively high percentage of people travelling to work by public transport, bicycle or on foot (although relative to the proportion of residents that work within 5 km of their workplace, Burnley's performance is worse than elsewhere).	High level of self-containment of the working population is likely to continue; however, policies TM5 (Footpaths within the Urban Boundary), TM7 (Cycling Network), TM8 (Quality Bus Routes) and TM9 (Rail and Railway Stations) in the adopted 2006 Local Plan would still apply and may have an ongoing effect in relation to increasing the levels of people travelling to work by public transport, bicycle or on foot, however the plan would indefinitely become outdated over time. Promoting sustainable transport is an important priority within national policy which would also apply – the NPPF requires development to be designed to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
Lower than average life expectancy, for both sexes, which has declined in recent years contrary to the regional trend.	Policy CF16 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, protects the provision of community health facilities; however it is likely that the life expectancy trend will continue in relation to regional and national averages.
Significant public health problems relating to teenage conception, smoking, alcohol and obesity.	Policy CF16 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, protects the provision of community health facilities; however it is likely that health trends will continue in relation to regional and national averages.
Higher than average number of vacant and unfit properties and a poor housing mix.	Despite levels of vacant properties reducing slightly in recent years, the higher than average percentage is likely to remain in relation to regional and national averages. The trend in number of unfit properties is also likely to continue in relation to regional and national averages. Policy H9 (Regenerating Urban Areas and Neighbourhoods) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may have some ongoing positive effects in relation to improving property conditions in the Borough.
Low average house prices.	The house price trend is likely to continue in relation to regional and national averages with or without implementation of the Local Plan.
Targets for the building of new affordable housing are not being met. This could result in low income families moving into low quality or	Policy H5 (local housing needs) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, requires a 10% affordable housing provision (or special needs housing provision) if the proposed development is for 25 dwellings or more, or of 1 hectare or more in site area. The NPPF also requires local authorities to meet the need for affordable housing on site, unless off-site provision or a financial

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
unfit housing.	contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, it is recognised that the reasons for failing to meet current targets are more circumstantial and are not due to a lack of appropriate policy. The likelihood of affordable housing targets continuing to be missed ⁴ will depend on a range of outside factors, particularly wider economic circumstances.
Higher levels of crime, particularly in relation to theft and criminal damage, than the regional and county averages.	Policy GP9 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, requires all new development to contribute to improved security and crime prevention; however it is likely that crime trends will continue in relation to regional and national averages.
Higher levels of fuel poverty than the national average.	There are no policies within the NPPF, or the adopted 2006 Local Plan which would still apply in the absence of a new Local Plan that would specifically contribute to lowering levels of fuel poverty in the Borough. However, the NPPF and policy GP8 of the 2006 Local Plan, both support greater energy efficiency, which is likely to have a positive effect on energy use and associated costs. The trend is likely to continue in relation to the national average.
The number of people killed or seriously injured in road accidents is not falling, including pedestrians and cyclists. This may act as a deterrent to using more sustainable modes.	Transport policies within the adopted 2006 Burnley Local Plan, which would still apply in the absence of a new Local Plan, and policy BTC8 (movement in Burnley town centre) may help increase road safety in the Borough and encourage more sustainable modes of transport. The NPPF encourages the use of sustainable modes of transport; however there is no consideration of how road safety could influence transport mode choice. The existing planning policy is unlikely to significantly lower the number of people killed or seriously injured in road accidents.
Economic Issues	
Lower rates of economically active people than the regional average.	Economic activity trends are likely to continue. The adopted 2006 Local Plan allocates land for businesses, retail, and leisure (policies EW1 -EW3) and proposes expansions to existing employment sites. As the adopted Local Plan would remain in-place in the absence of a new Local Plan, there may be an on-going impact on levels of economic activity. The NPPF places a strong emphasis on sustainable economic growth, stating up front that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. It also states that in drawing up Local Plans, local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. Therefore, economic activity trends may be worse without implementation of the new Burnley Local Plan, which is required to proactively meet the development needs of business and support an economy fit for the 21st century.
Low 'Gross Value Added' by the manufacturing sector.	The lower than average gross value added by the manufacturing sector is likely to continue in relation to regional and national averages, although as there is currently less reliance on the manufacturing sector than in previous years, this issue may cease to be a key sustainability issue for Burnley in the future.
High levels of deprivation in comparison to other districts.	Deprivation trends are likely to continue in relation to regional and national averages, although policies in the adopted 2006 Local Plan (e.g. policies EW1 -EW3) may have an ongoing positive effect on improving economic deprivation as a result of the provision of new employment land as these policies would still be valid in the absence of a new Local Plan. As above, due to the strong emphasis in the NPPF for the role local plans should play in supporting sustainable economic growth, the trend in high levels of deprivation may actually be worse without implementation of the new Burnley Local Plan.
High rates of unemployment compared to the regional average.	Employment trends are likely to continue. The adopted 2006 Local Plan allocates land for businesses, retail, and leisure (policies EW1 -EW3) and proposes expansions to existing employment sites. As the adopted Local Plan would remain in place in the absence of a new Local Plan, there may be an on-going impact on the issue of unemployment. As above, due to the strong emphasis in the NPPF for the role local plans should play in supporting sustainable economic growth, rates of unemployment may be worse without implementation of the new Burnley Local Plan.
Low earnings compared to the rest of the region and the country as a whole.	Trends in income levels are likely to continue in relation to regional and national averages, although the slightly declining reliance on the manufacturing sector that is already being seen may contribute to increasing average earnings.

⁴ As outlined in Nathaniel Lichfield & Partners (2016) Burnley SHMA available at: <http://www.burnley.gov.uk/sites/default/files/Burnley%20SHMA%20Update%20May%202016.PDF>

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
Lower educational attainment and numbers of people enrolling in further education than the national average.	Trends in educational attainment and enrolment in higher education are likely to continue in relation to regional and national averages.
High reliance on employment in the manufacturing sector, a large proportion of which is low value added.	This trend may not continue as local trends already suggest a slight decline in the reliance on manufacturing sector, with the main sources of employment being within the public administration, education and health sectors (28.3%), and the distribution, hotels and restaurants sectors (25.3%). In addition, modernising and diversifying the local economy is one of the objectives of the adopted 2006 Local Plan, which would still remain in the absence of a new Local Plan.
Environmental Issues	
A relatively high proportion of high Grade Statutory Listed Buildings are on the Buildings at Risk Register, and a number of historic textile mills within the Borough are also considered to be at risk.	Policies E10 (Development affecting Listed Buildings) and E11 (Demolition of Listed Buildings) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may have a positive effect on lowering this trend (i.e. the proportion of listed buildings on the Buildings at Risk Register). The NPPF states that great weight should be given to the conservation of designated heritage assets when considering the impact of a proposed development, and local planning authorities should require any potential applicants to describe the significance of any heritage assets affected. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. This national policy would continue to apply in the absence of a new Local Plan.
Designated habitats of national and international importance are in unfavourable condition.	Policy E1 (Nature Conservation – Internationally and Nationally Important Sites) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, restricts development that would have an adverse effect on the South Pennine Moors, which may help to improve this trend. In addition, the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by following a number of principles including that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. The NPPF also states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. This national policy protection of national and internationally important nature conservation sites would continue to apply in the absence of a new Local Plan.
The number of properties at risk from flooding is increasing because of climate change and historic development on floodplains as well as the legacy of culverted watercourses.	Policy E8 (Development and Flood Risk) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, restricts development that would increase the risk of flooding or would be at risk of flooding itself. The NPPF requires local planning authorities to ensure that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The Sequential Test should be applied in order to steer development away from areas at higher risk of flooding. This national policy would continue to apply in the absence of a new Local Plan, therefore the trend may not continue.
Certain waterbodies are failing to achieve Water Framework Directive targets.	Policy E8 (Waterbodies and Water Courses) of the adopted 2006 Local Plan would still apply in the absence of the new Local Plan. The policy states that proposals adjacent to the Leeds-Liverpool Canal, the Rivers Brun and Calder and other water features will not be permitted where the existing quality, amenity, recreation, nature conservation and wildlife value is adversely affected. The NPPF does not specifically address water quality but seeks to ensure that new developments do not contribute to water pollution. At present the ecological potential of water bodies in the Borough is currently failing to meet the criteria of the Water Framework Directive as per advice from the Environment Agency. The River Calder and River Brun are currently considered to be at "moderate ecological status" and the River Don at "poor ecological status". This trend is more likely to continue in the absence of the new Local Plan which offers opportunities to include specific and up to date local level policies relating to water quality.
Lower levels of household waste sent to reuse, recycling and composting than national average.	There are no policies within the National Planning Policy Framework, or the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, that specifically support the recycling of household waste. Whilst not directly related to this issue, the NPPF does support Green Belt provision that would encourage the use of brownfield land and the recycling of derelict and other land for development. Policies GP8 (energy conservation and efficiency), H15 (conversion and re-use for flats and bedsits) and E26 (green belt) of the adopted 2006 Local Plan also encourage recycling

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
	materials, buildings and brownfield land for development. The trend for household waste is likely to continue in the absence of the new Local Plan.
A large number of incidences of untidy land occur in the Borough. This can lead to environmental health problems and poor image.	Policies H8 (environmental improvements in existing residential areas), H9 (regenerating urban areas and neighbourhoods) and E33 (vacant and untidy land) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, support the treatment of untidy land and the identification of suitable after-use when demolition or clearance is permitted. However, the trend would be likely to continue in relation to the national average.
There is a deficit in the provision of some types of open space across the Borough, and a surplus in others.	Policies CF3 (Protection of Open Space) and CF7 (Outdoor Recreation) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may help provide a more varied and balanced provision of open space across the Borough. The NPPF also sees accessibility to open space as an important contribution to health and well-being, and advises local planning authorities that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it can be clearly shown that the open space is surplus to requirements. This national policy would continue to apply in the absence of a new Local Plan; therefore the deficit may be improved.

4 Sustainability Appraisal Findings for the Proposed Submission Draft Local Plan

Introduction

- 4.1 This chapter presents the SA findings for the policies and site allocations that are set out in the Proposed Submission Draft Local Plan (March 2017). The SA findings are presented in accordance with the groups of policies in the Local Plan document.
- 4.2 In general, the policies in the Preferred Options Local Plan are very similar to those now included in the current Proposed Submission Draft Local Plan – many of the policies have not changed at all or have only had minor wording amendments which have not affected the previous SA scores. A full list of changes that were made between the Preferred Options Draft Local Plan and the Proposed Submission Draft Local Plan and which have been taken into account in this SA report can be found in **Chapter 1**.
- 4.3 The detailed SA matrices for the proposed policies can be found in **Appendix 8** and the matrices for the allocated sites can be found in **Appendix 9**. The detailed matrices for unallocated residential sites which have been subject to reappraisal between the Preferred Options and Proposed Submission stages in response to comments made at Preferred Options can be found in **Appendix 5**. The assumptions that were used in the appraisal of the site options are set out in **Appendix 4**. **Appendix 6** presents an audit trail of the site options that have been considered and explains the Council's reasons for selecting or rejecting each one for inclusion in the Proposed Submission Draft Local Plan. Options the Council no longer considers to be reasonable alternatives sites are shaded grey in the audit trail.
- 4.4 As described in **Chapter 2**, there are a number of site options that were subject to SA at previous stages of the process but which Burnley Borough Council no longer consider to be reasonable options (for example, because they are no longer available). These sites have been discounted at this stage of the SA process, however, the previously prepared full SA matrices for these can be found in the SA report for the Preferred Options Local Plan.
- 4.5 For completeness, **Appendix 7** sets out the sustainability appraisal findings for the policy options previously considered.

Vision and Local Plan Objectives

- 4.6 **Table 4.1** overleaf presents the SA scores for the Local Plan Vision and Objectives and the findings are summarised below.

Vision

- 4.7 The Local Plan Vision presents an aspirational view of what Burnley will look like and how it will function at the end of the Plan period. As such the effects on the SA objectives are mostly expected to be positive. The likely effects on the **economic** SA objectives (SA objectives 1, 2, 3, 4 and 5) are significantly positive because the Vision presents an image of the Borough which has a competitive, modern and diverse economy offering high quality employment opportunities. The local workforce is skilled in an area which is attractive for visitors as well as investment with protected and established town centres.
- 4.8 Further significant positive effects are also expected on SA objective 8 (**housing**) given that the Vision paints Burnley as a prime residential location. The Vision also identifies the Borough as having a well-connected network of greenspaces and services; therefore significant positive effects are likely on SA objectives 7: **health and well-being**, 10: **social inclusion** and 11: **access to services**. The **built environment** (SA objective 12) is also likely to be positively

affected as a result of the provision of greenspaces and the Vision presents the Borough as an area in which historic parks and industrial heritage have been protected. Positive effects on SA objectives 16: **climate change** and 15: **environmental amenity** are also likely as a result of the references to a network of greenspaces, as are minor positive effects on the **landscape** (SA objective 14) and **biodiversity** (SA objective 13).

- 4.9 The only SA objective for which a minor negative effect is identified is SA objective 6: **sustainable transport**. The Vision describes the Borough as having excellent road links to surrounding larger areas (Manchester, Preston and Leeds) which could indicate increased levels of car use. However, a mixed effect is likely overall as the Vision also refers to the provision of improved rail links which may mean that more journeys are undertaken by sustainable modes of transport.
- 4.10 Negligible effects are expected to result from the Vision in relation to the remaining SA objectives.

Table 4.1 SA scores for the Local Plan Vision and Objectives

Vision and Local Plan Objectives	SA Objectives																	
	1: Economic performance	2: The Borough's image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geodiversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
Vision	++	++	++	++	++	+/-	++	++	0	++	++	++	+	+	++	++	0	0
LPO 1	++	+	+	++	++	+	+	++	0	+	+	+?	+?	+?	+	++	+	++
LPO 2	+	+	++	+	+	0	0	++	0	0	0	0	?	?	0	0	?	0
LPO 3	++	++	++	++	++	0	0	0	0	0	0	?	?	?	0	0	?	0
LPO 4	+	+	++	++	+	+	+	0	0	+	++	0	0	0	0	+	0	0
LPO 5	0	+	0	0	0	0	+	0	0	+	+	+	++	++	+	+	0	0
LPO 6	0	+	0	0	0	0	++	0	0	+	+	+	+	+	++	0	0	0
LPO 7	0	+	0	0	0	0	+	0	+	0	0	++	0	+	0	0	0	0
LPO 8	0	+	0	0	0	0	+	0	0	0	0	++	0	+	0	0	0	0
LPO 9	++	+	0	++	0	++	0	0	0	0	+	0	?	?	?	++	0	0
LPO 10	+	+	0	0	++	0	0	0	0	0	+	0	0	0	0	0	0	0
LPO 11	0	+	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0

Local Plan Objectives

- 4.11 Given the strategic and aspirational nature of the Local Plan Objectives, no likely negative effects have been identified in relation to any of the SA objectives. In some cases uncertain effects are identified given that appropriate mitigation (for example the careful selection of development sites) would allow for the objectives to be achieved while avoiding the potential for negative effects.
- 4.12 Significant positive effects have been identified for Local Plan Objective 1 (Delivering Sustainable Growth) for the SA objectives which relate to the **economy** and **housing** (1, 4, 5 and 8). The Local Plan objective directly relates to improving local economic performance, improving economic inclusion and maintaining a healthy labour market by providing growth to meet the need for jobs. This growth is also expected to meet the need for new homes in the Borough. In addition, Local Plan Objective 1 aims to promote energy efficiency and sustainable design and encourages the use of renewable sources of energy meaning that significant positive effects are also likely on SA objectives 16: **climate change** and 18: **energy efficiency**. Given the overarching and indirect positive effect that delivering growth by the principles of sustainable development will have, minor positive effects have been identified for the remaining SA objectives apart from SA objective 9 (**crime**) which is not addressed by Local Plan Objective 1.
- 4.13 Local Plan Objective 2 relates to the provision of housing including affordable housing, which should help to address social deprivation and ensure that the local housing target is met. As such significant positive effects are identified for SA objectives 3: **deprivation** and 8: **housing** with indirect minor positive effects likely on SA objectives 1: **economy**, 2: **the Borough's image**, 4: **economic inclusion** and 5: **employment**. However, the level of housing development planned for the Borough means that uncertain effects are identified in relation to SA objectives 13: **biodiversity**, 14: **landscape** and 17: **waste management**. It is likely that appropriate mitigation and siting of the development required could avoid the potential for negative impacts on these SA objectives.
- 4.14 Significant positive effects are identified for Local Plan Objectives 3 and 4 (Economy and Employment) in relation to the SA objectives associated with **economic growth** and **employment** provision as they directly relate to these SA objectives. A significant positive effect is also likely in relation SA objective 11: **access to services** for Local Plan Objective 4 given that it seeks to provide access to services at small centres as well as at the Borough's town centres. Although a number of minor positive effects are also likely as a result of the level of development which would be required to support a prosperous local economy, uncertain effects have been recorded for Local Plan Objective 3 in relation to SA objectives 12: **built environment and heritage**, 13: **biodiversity**, 14: **landscape** and 17: **waste management**. This is because the level of development could result in adverse impacts, although this is uncertain and will depend largely on the location of development.
- 4.15 The Local Plan Objectives which relate to the natural environment (5 and 6) are expected to have significant positive effects on SA objectives 13: **biodiversity** and 14: **landscape** as well as SA objectives 7: **health** and 16: **climate change**. These effects are likely because Local Plan Objective 5 seeks to enhance and protect the local landscape and establish a network of local habitats and Local Plan Objective 6 seeks to increase opportunities for healthier lifestyle choices through exercise and leisure while also aiming for increased environmental quality. The protection and provision of open spaces in the Borough is likely to have indirect minor positive effects on a number of other SA objectives including those related to **social inclusion** (SA objective 10), **access to services** (SA objective 11) and the **historic environment** (SA objective 12).
- 4.16 The effects of the Local Plan Objectives which relate to the built environment (7 and 8) are expected to be relatively narrow. These objectives relate to the creation of an attractive public realm and protection of the historic environment and therefore significant positive effects are likely on SA objective 12 (**built environment**). Minor positive effects are likely on SA objectives 2: **the Borough's image**, 7: **health** and 14: **landscape** given that through the Local Plan Objectives the public realm and historic environment can be used to create spaces which should attract visitors, will be accessible to all and usable for recreation, and should contribute to local distinctiveness and sense of place.

- 4.17 Local Plan Objectives 9 and 10 (Accessibility, Transport and Other Infrastructure) relate to supporting sustainable economic growth and travel patterns in Burnley through the provision of infrastructure and educational facilities. Given the importance of appropriate infrastructure provision in relation to economic performance and physical access to employment opportunities, significant positive effects are likely on SA objectives 1: **economy** and 4: **economic inclusion** for Local Plan Objective 9. Local Plan Objective 9 supports transport infrastructure becoming increasingly sustainable meaning significant positive effects are also likely on SA objective 6: **sustainable transport** as well as on SA objective 16: **climate change**. However, it is unclear how the improved connectivity with Manchester, Leeds and other major cities will be achieved, and alongside increases in traffic that might occur with other new development in the Borough, the volume of traffic (including by sustainable transport) may be increased on Burnley's road network. This could affect local amenity in terms of noise and air pollution. As such uncertain effects have been recorded for SA objectives 13: **biodiversity**, 14: **landscape** and 15: **amenity**. A significant positive effect is expected on Local Plan Objective 10 for SA objective 5: **healthy labour market** given that the direct aim is to encourage a skilled, highly qualified workforce in the Borough.
- 4.18 The effects of Local Plan Objective 11 (Community Involvement) are expected to be quite limited given that the focus of this objective is narrow in scope and mainly addresses local community cohesion. The only significant positive effect identified relates to SA objective 10: **social inclusion**. Indirect minor positive effects are also likely in relation to SA objective 2: **the Borough's image** and SA objective 9: **crime and disorder**.

Strategic Policies

- 4.19 The Strategic Policies section of the Burnley Local Plan Proposed Submission Draft covers:
- SP1: Achieving Sustainable Development.
 - SP2: Housing Requirement 2012-2032.
 - SP3: Employment Land Requirement 2012-2032.
 - SP4: Development Strategy.
 - SP5: Development Quality & Sustainability.
 - SP6: Green Infrastructure.
 - SP7: Protecting the Green Belt.
- 4.20 **Table 4.2** below presents the SA scores for the policies in the Strategic Policies section of the Local Plan. The detailed appraisal matrices for the policies can be found in **Appendix 8**.

Table 4.2 SA Scores for the Strategic policies

SA objectives	SP1	SP2	SP3	SP4	SP5	SP6	SP7
1: Economic performance	+	+	++	++	+	+	0
2: The Borough's image	+	0	0	+	++	++	+
3: Deprivation in urban and rural areas	+	+	+	++	0	0	+
4: Economic inclusion	+	+	+	+	0	0	0
5: Healthy labour market	+	+	++	0	0	0	0
6: Sustainable transport	+	+	+	++	++	+	+
7: Health	+	0	+	+	+	+	+
8: Housing	+	++	0	+	+	0	0
9: Crime	+	0	0	0	+	0	0
10: Social inclusion	+	0	0	+	+	+	0
11: Access to services and jobs	+	0	0	+	+	+	+
12: Built environment	+	+/-?	+/-?	+/-?	++	++	0
13: Biodiversity and geo-diversity	+	-?	-?	+	+	++	+
14: Landscape and local character	+	-?	-?	++?	++	++	++/-
15: Environmental quality and amenity	+	-?	-?	+	+	+	+

SA objectives	SP1	SP2	SP3	SP4	SP5	SP6	SP7
16: Climate change	+	+/-?	+/-?	++	++	++	0
17: Natural resources and waste	+	-?	-?	+	++	0	+
18: Energy efficiency	+	0	0	+	++	0	0

- 4.21 These policies are quite broad in scope, being mostly overarching strategic policies. In particular, policy SP1 is very broad ranging given that it promotes sustainable development in the Borough in general and will therefore by its definition have a positive effect on all of the SA objectives.
- 4.22 The effects of the other strategic policies (SP2- SP7) are also mostly likely to be positive. Significant positive effects have been identified for strategic policies 4-7 in relation to SA objective 14: **landscape and local character**. These policies guide development in the countryside, require appropriate design and protect areas of green space and the countryside in Burnley. However, in the case of SP7 the effect is mixed overall as the sites that were previously in the Green Belt and allocated under other policies have still been found to have potential negative effects on the landscape due to the loss of greenfield land.
- 4.23 Limiting development in the countryside and protecting green space is also likely to have a positive effect on SA objective 16: **climate change** as a result of reducing the need to travel from the more isolated places in the Borough and maintaining open space which can promote infiltration, reducing the risk of flooding. A similarly positive effect is likely on SA objective 4: **sustainable transport** particularly from SP4 and SP5 as these policies would limit development in areas which have poor access to sustainable transport links and would encourage connections with existing sustainable transport links.
- 4.24 Significant positive effects are expected on SA objectives 2: **the Borough's image** and 12: **built environment** as a result of policies SP5 and SP6. These policies would promote a high level of good design in the Borough and would also protect green infrastructure which is likely to protect the setting of the built environment in Burnley. This would help to protect and enhance the visual amenity and attractiveness of the Borough and may encourage visitors to travel to Burnley. Through requiring a high standard of design locally, SP5 is also likely to result in significant positive effects on SA objectives 16: **climate change**, 17: **natural resources and waste** and 18: **energy efficiency**. Other than SP1, SP5 is the only policy which is likely to have an effect on SA objective 9: **crime** although this effect is likely to be minor.
- 4.25 The narrower focus of policies SP2 and SP3 (providing for housing and economic development respectively) means that these are the only policies which are likely to have significant positive effects on SA objectives 8: **housing** and 5: **healthy labour market**. Policy SP3 is also likely to have significant positive effect on SA objective 1: **economic performance** as it provides for a large amount of employment land in Burnley.
- 4.26 Policies SP2 and SP3 are the only policies which are likely to have negative effects on any of the SA objectives. Given the level of new development that both these policies would result in, there are potential negative effects on SA objectives 12: **built environment**, 13: **biodiversity and geodiversity**, 14: **landscape and local character**, 15: **environmental quality and amenity**, 16: **climate change** and 17: **natural resources and waste**. However, as these effects are dependent upon the location and design of housing and commercial development sites, these effects are uncertain and there is potential for mitigation through the requirements of policies NE1: Biodiversity and Ecological Networks, NE3: Landscape Character, HE1 Identifying and Protecting Burnley's Historic Environment..

Housing

- 4.27 The Housing Policies in the Burnley Local Plan cover:
- HS1: Housing Allocations.
 - HS2: Affordable Housing Provision.
 - HS3: Housing Density and Mix.
 - HS4: Housing Developments.

- HS5: House Extensions and Alterations.
- HS6: Agricultural Worker’s Dwellings.
- HS7: Gypsy and Traveller Site Allocations.
- HS8: Gypsy and Traveller Site Criteria.
- HS10: Gypsy and Traveller Site Occupancy Condition.

4.28 **Table 4.3** presents the SA scores for the policies in the Housing section of the Local Plan, and **Table 4.4** presents the SA scores for the housing sites that are allocated within Policy HS1.

Table 4.3 SA Score for the Housing policies

SA objectives	HS1	HS2	HS3	HS4	HS5	HS6	HS7	HS8	HS9
1: Economic performance	0	0	0	0	0	0	0	0	0
2: The Borough’s image	+	+	+	+	+	0	++	0	0
3: Deprivation in urban and rural areas	++?	+?	+	0	0	+	0	0	0
4: Economic inclusion	0	0	+	0	0	0	0	+	0
5: Healthy labour market	0	0	0	0	0	0	0	0	0
6: Sustainable transport	++	0	+	0	0	0	-	+	0
7: Health	++	+	+	+	+	0	++	+	0
8: Housing	++	++	++	++	0	+	++	+/-?	+
9: Crime	0	0	0	+	0	0	0	0	0
10: Social inclusion	0	+	+	+	0	0	0	+	+
11: Access to services and jobs	+	0	0	+	0	0	++	+	0
12: Built environment	-?	0	0	+	+	0	--?	+	0
13: Biodiversity and geo-diversity	-?	0	0	+	0	0	-?	+	0
14: Landscape and local character	-?	0	+	+	+	+	0	+	0
15: Environmental quality and amenity	-	0	+	++	+	0	+	+	0
16: Climate change	-	0	+	+	0	0	0	0	0
17: Natural resources and waste	+	0	0	0	0	+	+	+	0
18: Energy efficiency	0	+	0	+	+	0	0	0	0

4.29 The detailed appraisal matrices for the housing policies can be found in **Appendix 8** and the SA matrices for the housing site allocations in Policy HS1 can be found in **Appendix 9**.

4.30 The housing policies are specific and have a number of different aims relating to residential provision, from seeking to ensure the delivery of affordable housing and a range of mix and density of homes, to outlining the criteria with which new homes and extensions should comply. Policies seeking to provide for the needs of rural agricultural workers and Gypsies and Travellers are also included. Therefore, a large number of SA scores have been identified as being negligible, while the effects identified are on the whole mostly positive. Where significant positive effects have been identified this is usually because the content of the policy relates directly to the SA objective in question.

4.31 Most of the housing policies are likely to have positive effects on SA objective 8: **housing** as together they will provide for the delivery of enough homes in Burnley Borough to meet the identified housing needs. Policies HS1, HS2, HS3, HS4 and HS7 are considered to have significant positive effects given that their content, nature and purpose directly relates to this objective. A mixed effect is likely for policy HS8, however, as while the policy states that new Gypsy and Traveller sites will be favourably considered where they meet a number of criteria, thereby meeting future Gypsy and Traveller accommodation needs; it also sets out restrictions where new Gypsy and Traveller sites will not be permitted, potentially limiting the provision of new sites.

4.32 Policy HS4 is likely to have the most positive effects of all of the housing policies given that its content is wide ranging and includes requirements for sustainable design and construction, the need to provide lifetime homes that meet changing physical needs and the need to provide open space, meaning that the policy relates either directly or indirectly to a number of issues that the SA objectives seek to address. In addition to having a significant positive effect on SA objective 8: **housing**, the policy is likely to also have a significant positive effect on SA objective 15:

environmental quality and amenity given that it sets out criteria to prevent nuisance and increase privacy of new occupants and existing residential neighbours.

- 4.33 Policy HS9 is very narrow in scope and seeks to ensure that Gypsy and Traveller sites which have planning permission are safeguarded for their intended use. Therefore, it is likely to have a large number of negligible effects on the SA objectives, with the only positive effects identified relating to SA objectives 8: **housing** and 10: **social inclusion**.
- 4.34 Negligible effects have been identified against SA objectives 1: **economic performance** and 5: **healthy labour market** for all of the housing policies. The only likely significant negative effects are identified in relation to SA objective 12: built environment which reflects the proximity of the proposed site to a conservation area and listed bridge. These effects are uncertain and could be mitigated by sensitive site layout and design as required by Policy HE2: Designated Heritage Assets.

Housing Site Allocations

- 4.35 The sites that are allocated for housing development through policy HS1 will have largely positive effects on the social and economic objectives as they provide for the delivery of enough housing to meet local needs over the Plan period, and the allocated sites are generally well-connected in terms of access to services and public transport connections. The allocation of these sites for development will contribute to improving the **image of the Borough** (SA objective 2) and **reducing deprivation** (SA objective 3). However, the scale of development that would result from the policy could result in negative effects on SA objectives 12: **built environment and cultural heritage**, 13: **biodiversity and geo-diversity**, 14: **landscape and local character**, 15: **environmental quality and amenity** and 16: **climate change**. In many cases, the potential negative effects are uncertain and will depend on the specific development proposals that eventually come forward at the sites.
- 4.36 A full summary of the effects of the allocated housing sites against the SA objectives is provided after **Table 4.4**.

Table 4.4 SA Scores for the housing sites allocated under policy HS1: Housing Allocations

Site Allocations	1: Economic performance	2: The Borough's image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
HS1/1: Former Hameldon Schools Sites	0	0	++?	0	0	+	++	++	0	0	++	--?	-?	0	+	0	+	0
HS1/2: Hollins Cross Farm	0	0	++?	0	0	+	++	++	0	0	++	-?	0?	-?	-	-	0	0
HS1/3: Former William Blythe Site	0	0	++	0	0	++	+	++	0	0	++	--?	-?	0	+	0	+	0
HS1/4: Land at Rossendale Road	0	0	+++?	0	0	+	-	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/5: Former Baxi Site	0	0	++	0	0	-	++	++	0	0	+	-?	-?	0	+	-	+	0
HS1/6: Lambert Howarth	0	++	++	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/7: Ridge Wood	0	0	+++?	0	0	+	++	+	0	0	++/-	--?	-?	-?	-	-	0	0
HS1/9: Red Lees Road, Cliviger	0	+	++	0	0	+	+	++	0	0	+	-?	-?	-?	-	-	0	0
HS1/10: Higher Saxifield	0	0	0	0	0	+	++	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/11: Land at Burnley General Hospital	0	0	+++?	0	0	+	++	++	0	0	++	-?	0?	0	+	0	+	0
HS1/12: Former AIT Site	0	++	+++?	0	0	+	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/13: Peel Mill	0	0	++?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/14: Waterside Mill	0	0	+++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	0	0
HS1/15: Former Heckenhurst Reservoir	0	0	0	0	0	+	+	+	0	0	++	-?	-?	0	+	-	0	0
HS1/16: Tay Street	0	++	+++?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/17: Former Gardner's Site	0	++	+++?	0	0	++	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/18: Former Ridgewood High School	0	++	+++?	0	0	++	++	+	0	0	++	-?	-?	--	+	0	+	0
HS1/19: Coronation Avenue, Thompson Street	0	0	+++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/20: Gordon Street Mill	0	0	++	0	0	+	+	+	0	0	++	--?	-?	0	+/-	0	+	0
HS1/21: Livingstone Mill	0	++	+++?	0	0	+	++	+	0	0	++	-?	0?	0	+	0	+	0

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Site Allocations	1: Economic performance	2: The Borough's image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
HS1/23: Perserverance Mill, Padiham	0	0	+++?	0	0	+	++	+	0	0	+	-?	-?	0	+	0	0	0
HS1/24: Land at NE of Sycamore Avenue	0	0	+++?	0	0	++	++	++	0	0	++	--?	0?	0	+	0	+	0
HS1/25: Ridge Avenue	0	0	+++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/26: Land adjacent 2 Queens Park Road	0	0	+++?	0	0	+	++	+	0	0	++	--?	-?	-?	-	-	0	0
HS1/27: Former Dexter Paints	0	0	+++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/28: Land to rear of Bull and Butcher	0	+	++?	0	0	+	-	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/29: Land at Oswald Street	0	++	+++?	0	0	++	++	+	0	0	++	-?	-?	-?	-	-	0	0
HS1/30: Brampton House, 500 Colne Road	0	0	++?	0	0	+	++	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/31: Land adjacent 250 Brownside Road	0	0	++	0	0	+	+	+	0	0	++	--?	-?	-?	-/?	-	0	0
HS1/32: Clevelands Road (South)	0	0	+++?	0	0	++	++	+	0	0	++/-	--?	0?	-?	-	-	0	0
HS1/35: Lodge Mill	0	0	+++?	0	0	+	++	+	0	0	++	--?	-?	0	+	0	+	0
HS1/36: Land West of Smithyfield Avenue	0	0	++	0	0	+	+	+	0	0	++	-?	--?	-?	-	-	0	0
HS1/37: Barden Mill	0	0	+++?	0	0	+	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/38: Butchers Farm	0	0	0	0	0	+	+	+	0	0	+	--?	-?	-?	-	-	0	0

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Summary of SA findings for the Allocated Residential Sites

- 4.37 A total of 34 residential site allocations have been subject to SA, taking into account the specific site information and proposed mitigation measures as included in Policy HS1. In general, the residential site allocations are likely to have mostly positive effects on the social objectives, no effects on the economic objectives and a mix of more negative and limited positive effects on the environmental objectives.
- 4.38 A total of nine residential allocations are expected to have positive effects on **SA objective 2: the Borough's image**. Seven of the sites would have significant positive effects because they are either on brownfield land within 50m of a key gateway or are within a defined regeneration area. The remaining 25 sites would have negligible effects on this SA objective because they are located away from key gateways and regeneration areas.
- 4.39 Most of the residential site allocations are expected to have a long-term positive effect on **SA objective 3: deprivation in urban and rural areas**, given that they are within close proximity of either a Decile 1 IMD area⁵ or a town centre or rural settlement, which could benefit from the regeneration effects of nearby new development. A total of 26 sites are expected to have a significant positive effect on this SA objective, reflecting the fact that most of the sites are within particularly close proximity of a Decile 1 IMD area or a town centre or rural settlement.
- 4.40 A total of 12 residential sites are likely to have significant positive effects on **SA objective 6: sustainable transport** because they are within 400m of a bus stop and 800m of a train station. A further 20 sites are likely to have minor positive effects because they are either within 400m of a bus stop or 800m of a railway station, but not both, while the remaining two sites (Former Baxi site, Padiham and Ridge Wood) would have minor negative effects because they are not within 400m of a bus stop or 800m of a railway station.
- 4.41 Most of the residential site allocations are expected to have long-term and permanent positive effects on **SA objective 7: health**. 25 sites are located in close proximity of a healthcare facility and a cycle route meaning that a significant positive effect is likely. Of the remaining sites, seven are likely to have a minor positive effect on this SA objective because they meet one but not both of these criteria. The remaining two sites are not located in close proximity of either a healthcare facility or cycle route and are therefore expected to have a minor negative effect on SA objective 7.
- 4.42 The allocation of new residential sites in any location is likely to have a long-term and permanent positive effect on **SA objective 8: (housing)** by ensuring that new housing is provided to meet local demand and therefore a positive effect is likely for all sites assessed. Of the 34 allocations, nine sites are relatively large in size (over 5ha) and so would be able to accommodate a greater number of new homes. Significant positive effects have therefore been recorded for these sites. The remaining 25 sites are all under 5ha in size and so are expected to have minor positive effects on this SA objective.
- 4.43 Most of the sites (25 out of 34) are likely to have significant positive effects on **SA objective 11: access to services and jobs** because they are within close proximity of key community services and are within 30 minutes public transport time of key borough services. A further five sites would have minor positive effects because they meet one but not both of those criteria. Three of the sites have mixed effects (significant positive mixed with minor negative) as those sites incorporate existing publicly accessible green space which would be lost as a result of new development. It will be particularly important to consider the potential for new open space to be provided as part of the development proposed.
- 4.44 All of the sites have the potential to have long-term and permanent negative effects on **SA objective 12: built environment and cultural heritage** as all are within at least 5km of designated heritage assets, the setting of which could be affected by new development. A total of 14 sites could have a significant negative effect as they are within particularly close proximity of a heritage asset (250m) while the remaining 20 sites are more likely to have a minor negative effect as they are located within 5km (but more than 250m) of a heritage asset. However, in all cases the potential effects are uncertain as they will depend on factors such as the design of the development and the extent of inter-visibility between the new development and nearby heritage

⁵ These are areas that are within the 10% most deprived nationally, according to Index of Multiple Deprivation data.

features. Mitigation through the incorporation of high quality design and sensitive layout in line with the requirements of Policy HE2: could contribute positively to the built environment.

- 4.45 Many of the residential sites could have long-term and permanent negative effects on **SA objective 13: biodiversity and geodiversity**. One of the sites could have a significant negative effect on this SA objective as it is within 250m of a designated biodiversity site. A further 19 of the sites are located within between 250km and 1km of a designated biodiversity site, or are identified in the HRA as within 2.5km of the South Pennine Moors Phase 2 SPA, and as such are more likely to have a minor negative effect on this SA objective, while the remaining 14 sites are not located within 1km of a biodiversity or geodiversity site and so are most likely to have negligible effects. However, in all cases the potential effects are uncertain as they will depend on factors such as the design of development. It is recognised that it may be possible to incorporate mitigation such as new green infrastructure, which could even lead to biodiversity enhancements.
- 4.46 In relation to **SA objective 14: landscape and local character**, 18 of the 34 residential sites are most likely to have a negligible effect as they would involve development on brownfield land which is outside of the Green Belt. A further 15 sites could have a minor negative effect because they are on greenfield land, although they are outside of the Green Belt and are relatively small in size (less than 10ha). Only one site (Former Ridgewood High School) is within the Green Belt and so was identified as having a long-term and permanent significant negative effect on this SA objective for that reason. In general, the effects of residential sites on this SA objective are uncertain and will depend on factors such as the design of the development and the incorporation of mitigation such as planting to screen new development.
- 4.47 Broadly similar effects have been recorded for **SA objectives 15: environmental amenity and quality** and **17: natural resources and waste** because scores for both objectives are based on whether sites would involve the use of greenfield or brownfield land. Development on brownfield land will contribute to improvements in environmental quality and amenity. 16 of the 34 sites are expected to have minor positive effects on both SA objectives 15 and 17 as they will result in the redevelopment of brownfield land and so would preserve soils in the Borough and may offer opportunities to reuse existing buildings and materials. In four cases (Villiers Street, Waterside Mill, Perseverance Mill and Former Heckenhurst Reservoir), although the sites are on brownfield land and so are likely to have minor positive effects on SA objective 15, they are not expected to offer opportunities to reuse existing buildings and materials (for example because the sites are known to have been cleared) and so negligible effects are likely in relation to SA objective 17. The remaining 18 sites, all of which would involve development on greenfield land, are expected to have negligible effects on SA objective 17. 15 of these sites could have long-term and permanent minor negative effects on SA objective 15 because there would be a loss of greenfield land, although not land which is considered to be the best and most versatile agricultural land (those sites are all on the lower quality Grade 4 or 5 land). No significant negative effects are likely as none of the site allocations are on greenfield land which is classified as being of grade 3 agricultural quality.
- 4.48 Half of the of the site allocations (17 out of 34) are located either on greenfield land outside of flood zones 3a or 3b or on brownfield within flood zones 3a or 3b meaning that a long-term and permanent minor negative effect is likely on **SA objective 16: climate change**. The remaining 17 sites are located on brownfield land which is outside of flood zones 3a and 3b and as such a negligible effect has been identified for these sites.
- 4.49 The location of housing site allocations within the Borough is not expected to directly impact upon local economic performance, economic inclusion or skills development in Burnley and as such negligible effects are recorded for all residential sites for **SA objectives 1: economic performance, 4: economic inclusion** and **5: healthy labour market**. As the location of residential sites is unlikely to directly impact upon crime, social inclusion and energy efficiency, all of which will instead be more heavily influenced by the design of new residential development, negligible effects are also recorded for **SA objectives 9: crime, 10: social inclusion** and **18: energy efficiency** for all of the residential site allocations.

Gypsy and Traveller Site Allocations

- 4.50 Note that although policy HS7 includes a Gypsy and Traveller site allocation (Oswald Street), the policy allocates only that one site and the policy content relates entirely to that allocation.

Therefore, the likely effects of that site allocation are shown in **Table 4.3** under policy HS7, rather than in a separate site allocations summary table below. The detailed SA matrix for policy HS7 in **Appendix 8** is therefore the same as the detailed SA matrix for the site allocation which is included in **Appendix 9**.

Economy and Employment

- 4.51 The Economy and Employment Policies in the Burnley Local Plan cover:
- EMP1: Employment Allocations.
 - EMP2: Protected Employment Sites.
 - EMP3: Supporting Existing Employment.
 - EMP4: Office Development.
 - EMP5: Rural Business and Diversification.
 - EMP6: Conversion of Rural Buildings.
 - EMP7: Equestrian Development.
- 4.52 **Table 4.5** overleaf presents the SA scores for the policies in the Economy and Employment section of the Local Plan. **Table 4.6** presents the SA scores for the employment sites that are allocated in Policy EMP1. The detailed appraisal matrices for the policies can be found in **Appendix 8** and the detailed SA matrices for the employment sites that are allocated in policy EMP1 can be found in **Appendix 9**.
- 4.53 The policies in the Economy and Employment section of the Local Plan will have a large number of negligible effects, as they relate specifically to those themes, and not the other SA objectives. Where effects have been identified, they are mainly positive.
- 4.54 Unsurprisingly, significant positive effects are expected in relation to SA objective 1: **economic performance**, as the policies seek to provide an appropriate amount of new employment development in the Borough and safeguard existing sites, which will ensure that appropriate and high quality new employment sites are available to investors. Most of the policies will also have positive effects on SA objective 3: **deprivation**, SA objective 4: **economic inclusion** and SA objective 5: **labour market** for the same reason.
- 4.55 The overall scale of employment land proposed under policy EMP1, which allocates specific sites for employment development, could result in a significant negative effect on SA objective 12: **built environment and heritage**, as well as minor negative effects on SA objectives 13: **biodiversity and geo-diversity**, 14: **landscape and local character**, 15: **environmental quality and amenity** and 16: **climate change**. However, the allocation of 14 sites for employment development through this policy will also have significant positive effects on SA objectives 1: **economic performance** and 5: **healthy labour market**, as well as a number of minor positive effects on other social and economic SA objectives.
- 4.56 Policy EMP5, which relates to rural diversification, is likely to have generally more mixed effects than the other Economy and Employment policies. While it would stimulate the rural economy and employment opportunities in rural areas, it could result in development coming forward in less sustainable locations, resulting in potential minor negative effects on SA objectives 6: **sustainable transport**, 13: **biodiversity** and 16: **climate change**. However, these effects are uncertain until specific proposals come forward. Although the overall scale of development could be seen as also potentially impacting upon the **built environment and heritage** (SA objective 12) and the **landscape** (SA objective 14), the policy addresses these issues, specifying that rural development should be well related to existing groups of buildings and that the scale of new development should be in keeping with its surroundings.

Table 4.5 SA Score for the Employment policies

SA objectives	EMP 1	EMP 2	EMP 3	EMP 4	EMP 5	EMP 6	EMP 7
1: Economic performance	++	++	++	+	+	0	0
2: The Borough's image	+	0	+	+	+	+	+
3: Deprivation in urban and rural areas	+	+	+	+	+	0	0
4: Economic inclusion	+	+	+	+	+	+	0
5: Healthy labour market	++?	+	+	+	+	0	0
6: Sustainable transport	+	+	?	+	-?	0	0
7: Health	+	0	0	+	0	0	+
8: Housing	0	0	+	+	0	+	0
9: Crime	0	0	0	0	0	0	0
10: Social inclusion	0	0	0	0	+	0	0
11: Access to services and jobs	+	+	+	++	+	0	0
12: Built environment	--?	0	+	+	+	+	+
13: Biodiversity and geo-diversity	-?	0	+	+	-?	+	0
14: Landscape and local character	-?	0	+	+	+	+	++
15: Environmental quality and amenity	-	0	+	+	+/-?	+	+
16: Climate change	-	0	+	+	-?	0	0
17: Natural resources and waste	0	0	+	+	0	+	0
18: Energy efficiency	0	0	0	0	0	0	0

Employment Site Allocations

- 4.57 Fourteen sites are allocated through policy EMP1 for employment development (with two of the sites being proposed for mixed use – EMP1/8: Thompson Centre Car Park and EMP1/11: George Street Mill). In general, the allocation of these sites is expected to have positive effects on the social and economic SA objectives and potential negative effects on the environmental objectives, due to the overall scale of development that would result.
- 4.58 In particular, a number of the site allocations could have significant negative effects on SA objective 12: **built environment and heritage** due to the proximity of allocated sites to heritage assets and SA objective 14: **landscape and local character** due to their location within the Green Belt. However, in all cases these potential effects are uncertain as it may be possible to incorporate mitigation into development proposals through high quality design and layout. In a number of cases the allocations within policy EMP1 make specific reference to mitigation of this nature being required.
- 4.59 A number of the allocated sites would have significant positive effects on at least one of the SA objectives 1: **economic performance**, 2: **the Borough's image**, 3: **deprivation in urban areas**, 5: **healthy labour market** and 6: **sustainable transport**. This is because, as well as the fact that the sites are specifically allocated to deliver employment land which will support economic growth and employment, many of the sites are well located in relation to the areas where regeneration and employment opportunities are most needed, and are within close proximity of sustainable transport links that can be used by employees commuting to and from the sites.
- 4.60 A full summary of the effects of the allocated employment sites against the SA objectives is provided after **Table 4.6**.

Table 4.6 SA Scores for the Employment Site Allocations in Policy EMP1

SA objectives	EMP1/1: Rossendale Road North	EMP1/2: Burnley Bridge Business Park	EMP1/3: Vision Park	EMP1/4: Widow Hill Road	EMP1/5: Land South of Network 65	EMP1/6: Balderstone Lane	EMP1/7: Westgate	EMP1/8: Thompson Centre Car Park	EMP1/9: Innovation Drive	EMP1/10: Widow Hill Road South	EMP1/11: George Street Mill	EMP1/12: Burnley Bridge Extension	EMP1/13: Shuttleworth Mead South	EMP1/14: Stoneyholme Gas Works
1: Economic performance	+	+	+	+	++	+	+	+	+	+	+	++	+	+
2: The Borough's image	0	0	++	0	+	0	+	++	0	0	++	0	0	++
3: Deprivation in urban and rural areas	++?	+	++?	+	+	+	++?	++?	++?	0	++?	+	+	++?
4: Economic inclusion	+	+	+	0	0	0	+	+	+	0	+	+	+	+
5: Healthy labour market	+	+	+	+	++?	+	+	+	+	+	+	++?	+	+
6: Sustainable transport	+	+	++	0	0	0	++	++	-	0	++	+	+	-
7: Health	0	+	+	+	+	+	+	+	+	+	+	+	+	+
8: Housing	0	0	0	0	0	0	0	0	0	0	+	0	0	0
9: Crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10: Social inclusion	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11: Access to services and jobs	+	+	+	+	+	+	+	+	+	+	++	+	+	+
12: Built environment	-?	--?	--?	-?	-?	-?	--?	--?	-?	-?	-?	-?	-?	--?
13: Biodiversity and geo-diversity	0?	-?	0?	0?	-?	-?	0?	0?	0?	0?	0?	-?	-?	-?
14: Landscape and local character	0?	0	-?	-?	-?	-?	0	0	0	-?	0	--?	--?	0
15: Environmental quality and amenity	-	+	-	-	-	-	+	+	+	-	+	-	--	+
16: Climate change	-?	0	-	-	-	-	0	0	0	-	0	-	-	0
17: Natural resources and waste	0	+	0	0	0	0	+	0	+	0	+	0	0	+
18: Energy efficiency	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Summary of SA findings for the Allocated Employment Sites

- 4.61 A total of 14 employment sites have been allocated and subject to SA taking into account the specific site information and proposed mitigation measures as included in Policy EMP1. Similar to the residential sites, the employment sites are likely to have mostly positive effects on the social objectives and a mix of more negative and limited positive effects on the environmental objectives. However, unlike the residential sites they would also have positive effects on the economic objectives.
- 4.62 Given the nature of the development proposed, the employment sites are expected to have generally positive effects on **SA objectives 1: economic performance, 4: economic inclusion, 5: healthy labour market** and **11: access to services and jobs**. The majority (12) of the employment sites are expected to have a minor positive effect on **SA objective 1: economic performance** as they are relatively small in size (under 10ha). The remaining two employment sites (Burnley Bridge Extension and Land South of Network 65) are over 10ha in size and so are expected to have a long-term and permanent significant positive effect on SA objective 1 as they would provide greater opportunities for economic growth. Larger sites are also expected to provide more opportunities for work-based training and skills development and therefore significant positive effects for these two sites are also likely in relation to SA objective 5, while the other 12 smaller sites would again have minor positive effects. However, in all cases the effects on SA objective 5 are uncertain as it cannot be known at this stage whether the businesses that would locate at each site would offer opportunities for work-based training.
- 4.63 Four of the 14 employment sites are expected to have long-term and permanent significant positive effects on **SA objective 2: the Borough's image**, given that they are on brownfield land within close proximity of a key gateway, or are within a defined regeneration area (Weavers Triangle). The development of these sites would help to reduce the number of vacant sites and buildings in Burnley, to the benefit of the Borough's image. Two further sites (Land South of Network 65 and Westgate) are likely to have minor positive effect on SA objective 2 as they are within close proximity of a key gateway but on greenfield land, so the positive effect would not be as significant as where existing sites would be redeveloped. The remaining eight employment sites are not located in close proximity of a key gateway or within a defined regeneration area and so would have negligible effects on this SA objective.
- 4.64 Similarly, where employment sites are very close to either a Decile 1 IMD area or a town centre or rural settlement they are likely to have significant positive effects on **SA objective 3: deprivation in urban areas** because new development should help to stimulate employment opportunities and regeneration in those areas. This is the case for seven of the employment sites. Six further sites are expected to have a minor positive effect on this SA objective – two of these sites (Land South of Network 65 and Balderstone Lane) are within fairly close proximity of a Decile 1 IMD area (but not within 250m) while the remaining four sites are located in fairly close proximity of a town centre or rural settlement, but again not within 250m, meaning that only a minor positive effect is expected on this SA objective. A negligible effect is likely for one site (Widow Hill Road South) as it is not within 1km of a Decile 1 area, a town centre or a rural settlement.
- 4.65 Where employment sites would be located in close proximity of areas identified as suffering from high unemployment, long-term and permanent minor positive effects are identified in relation to **SA objective 4: economic inclusion**. This is the case for 10 of the 14 sites. A further four sites are not located in close proximity of areas of high unemployment or public transport nodes and therefore a negligible effect is expected for these sites in relation to SA objective 4.
- 4.66 Just over half of the employment sites (eight out of 14) are located in close proximity of either a bus stop or a train station so are expected to have at least a minor positive effect on **SA objective 6: sustainable transport**, with significant positive effects being likely for the four sites that are located in close proximity of both types of public transport nodes. Four sites have been identified as being located within close proximity of either a bus stop or train station (but not both) meaning that a minor positive effect is likely. Two sites (Innovation Drive and Stoneyholme Gas Works) are not located in close proximity of any public transport nodes and therefore may result in an increase in car use meaning that a minor negative effect is expected in relation to these sites. A further four sites are likely to have negligible effects on this SA objective given. Whilst they are not within close proximity of either a bus or a train station, specific site

mitigation as set out in Policy EMP1 requires contributions to transport provision, such as bicycle routes which is judged to reduce the previous minor negative score to a negligible.

- 4.67 The likely effects of the employment sites on **SA objective 7: health** are expected to be mostly positive given that most of them are located in close proximity of a defined cycle route which may encourage people commuting to and from the sites to make use of more active modes of transport. A minor positive effect has been identified for 13 sites for this reason, while a negligible effect is likely for the remaining site (Rossendale Road North) given that it is not located in close proximity of any cycle routes.
- 4.68 All of the employment sites are likely to have positive effects on **SA objective 11: access to services and jobs** as they are located within relatively close proximity of existing residential areas and therefore would provide opportunities for people at those locations to access the new employment opportunities created. One site (George Street Mill) has been identified as having a significant positive effect on this SA objective given that it would include both housing and employment uses within the same site and would therefore improve access to local jobs as well as providing good access for residents to the nearby services and facilities.
- 4.69 Given that all 14 of the employment sites are located in relatively close proximity to designated heritage assets, at least minor negative effects are expected in relation to **SA objective 12: built environment** for all sites, with these long-term and permanent negative effects likely to be significant for five of the sites. The remaining nine employment sites are not located within 250m of a heritage asset but are within 5km of at least one such asset; therefore in those cases the negative effects are likely to be minor. As the design of specific employment uses may allow for appropriate mitigation to be incorporated to prevent detrimental impacts on the surrounding built environment, all effects are uncertain at this stage.
- 4.70 Five of the employment sites (Burnley Bridge Business Park, Burnley Bridge Extension, Shuttleworth Mead South, Westgate and Widow Hill Road) are located within 250m of a designated biodiversity or geodiversity site which would normally result in a significant negative effect. However, mitigation built into the policy wording for each of the sites in Policy EMP1 is considered likely to reduce the significant negative effects to minor negative effects. The remaining nine sites would be most likely to have a negligible effect on this SA objective as they are either not within 1km of any designated biodiversity sites or specific policy mitigation for those sites would help to mitigate effects on biodiversity. However, in all cases the effects are again uncertain as it may be possible to mitigate impacts through high quality design, or even bring about biodiversity enhancements.
- 4.71 Two of the employment sites are located within the Green Belt with likely significant negative effects on landscape. Half of the employment sites are located on smaller areas of greenfield land and as such potential but uncertain minor negative effects are identified for these sites. Six of the sites are on brownfield land and these sites are therefore most likely to have a negligible effect on **SA objective 14: Landscape**, given the limited potential for them to impact upon the landscape. One site (Rossendale Road North) has been given a negligible uncertain effect. Although this site is on greenfield land, specific mitigation is included within the site policy text to reduce the minor negative effect to negligible.
- 4.72 All six of the sites that have been identified as having negligible effects on the landscape will also have minor positive effects on **SA objective 15 (environmental amenity and quality)** given that these sites are on brownfield land, therefore, they would avoid the loss of soils and would reduce the number of derelict or vacant sites in the borough. Seven further sites are on greenfield land which is not of the highest agricultural quality (i.e. it is Grade 4, 5 or urban land) are likely to have minor negative effects on SA objective 15. Only one employment site option (Shuttleworth Mead South) is located on greenfield land which is of Grade 3 agricultural quality meaning that development at this location would result in the loss high value soils in the Borough. A long-term and permanent significant negative effect has therefore been identified for this site option.
- 4.73 For the six employment sites that are on brownfield land, a negligible effect is expected on **SA objective 16 (climate change)** as the development of these sites would not increase the extent of impermeable surfaces in the Borough. The remaining eight sites are located on greenfield land outside of flood zone 3b meaning that a minor negative effect is likely as they would result in the

loss of permeable land which may reduce surface water infiltration, although not in the areas of highest flood risk. None of the employment sites are on greenfield land within flood zone 3b.

- 4.74 As eight of the employment sites are on greenfield land, negligible effects have been identified for **SA objective 17 (natural resources and waste)** in relation to those sites. One site (Thompson Car Park) is on brownfield, however no existing buildings remain on the site and so there would be limited opportunity to re-use existing materials). The five remaining sites are on brownfield land where these opportunities may exist and therefore minor positive effects are identified for those sites.

Town Centres, Retail and Leisure

- 4.75 The Town Centres, Retail and Leisure Policies in the Burnley Local Plan cover:

- TC1: Retail Hierarchy.
- TC2: Development within Burnley and Padiham Town Centres.
- TC3: Burnley Town Centre - Primary and Secondary Frontages.
- TC4: Development Opportunities in Burnley Town Centre.
- TC5: Weavers' Triangle.
- TC6: District Centres.
- TC7: Hot Food Takeaways.
- TC8: Shopfront & Advertisement Design.

- 4.76 **Table 4.7** presents the SA scores for the policies in the Town Centres, Retail and Leisure section of the Local Plan. The detailed appraisal matrices for the policies can be found in **Appendix 8** and the SA matrices for the site allocated in policy TC4 can be found in **Appendix 9**.

- 4.77 Note that, although policy TC4 includes two site allocations, one of these (TC4/2: Thompson Centre) is a cross reference to the same site allocation which is also included in policy EMP1 as employment site EMP1/8. The likely effects of that site allocation were presented and described under the 'Economy and Employment' section earlier in this chapter; therefore they are not repeated here.

Table 4.7 SA Score for the Town Centres, Retail and Leisure policies

SA objectives	TC1	TC2	TC3	TC4	TC5	TC6	TC7	TC8
1: Economic performance	0	0	0	+	+	+	0	0
2: The Borough's image	0	0	+	++	++	0	+	++
3: Deprivation in urban and rural areas	++	++	++	++?	+	+	++	++
4: Economic inclusion	+	+	+	+	+	0	0	0
5: Healthy labour market	+	+	0	+	+	0	0	0
6: Sustainable transport	++	++	+	++	+	+	+/-	0
7: Health	+	+	0	++	0	+	++	+
8: Housing	0	+	0	+	+	0	0	0
9: Crime	0	0	0	0	0	0	+	+
10: Social inclusion	0	0	+	0	+	+	0	0
11: Access to services and jobs	++	++	+	+	+	++	+	0
12: Built environment	0	+	0	--?	++	0	+	++
13: Biodiversity and geo-diversity	0	0	0	0?	0	0	0	0
14: Landscape and local character	0	0	0	0	+	0	0	0
15: Environmental quality and amenity	0	0	0	+	0	+	++	+
16: Climate change	+	+	+	0	+	+	+/-	0
17: Natural resources and waste	0	0	0	+	0	0	+	0
18: Energy efficiency	0	0	0	0	0	0	0	0

- 4.78 As these policies address retail, leisure and town centre development, they generally relate to providing development in the more central areas of the Borough which are most accessible by public transport. Therefore, a number of significant positive effects are likely in relation to SA objectives 6: **sustainable transport** and 11: **access to services and jobs**. Minor positive effects are also likely for most of the policies in relation to SA objective 16: **climate change** as more development in town centres should help to reduce overall emissions from vehicle movements by improving the retail and leisure offer of town centres. However, policy TC7 could have mixed effects overall in relation to SA objectives 6: sustainable transport and 16: climate change because the policy makes reference to car parking provision at hot food takeaways as well as sustainable transport links.
- 4.79 All of the Town Centres, Retail and Leisure policies are expected to have positive effects on SA objective 3: **deprivation in urban areas** given that the specific aim of most of these policies relates to protecting and enhancing town centres. Associated positive effects resulting from protecting town centre uses are identified in relation to SA objective 4: **economic inclusion** for policies TC1, TC2, TC3 and TC5. Similarly, protecting town centre uses should have a positive impact on town centre vitality and viability as well as the creation of vibrant places which are attractive to visit and a number of positive effects have been identified for SA objective 2: **the Borough's image**. Significant positive effects are likely in relation to TC5 and TC8 given that these policies would help contribute to a high quality built environment locally. Potential significant negative effects are identified in relation to SA objective 12: Built environment in relation to policy TC4. This reflects the proximity of the allocation in this policy to impact on nearby listed buildings and the conservation area. However development of the site also offers opportunity to enhance the quality of the built environment in line with Policy HE1.
- 4.80 There are likely to be associated minor positive effects for SA objective 7: **health** and 10: **social inclusion** in relation to policies which would provide development in areas which are accessible by more active modes of transport or where social services are provided in highly accessible locations. TC7 is the exception to this where a significant positive effect is likely due to the limiting of hot food takeaways in the Borough due to the potential for health-related issues associated with high consumption of takeaway food. TC7 is also expected to have a significant positive effect on SA objective 15: **environmental quality and amenity** also due to this limiting of concentrations of hot food takeaways.
- 4.81 The Town Centres, Retail and Leisure policies do not directly address SA objectives 13 (**biodiversity and geodiversity**), 14 (**landscape and local character**) or 18 (**energy efficiency**) and as such mainly negligible effects have been recorded in relation to these objectives.

Town Centre Site Allocation

- 4.82 All of the content of policy TC4 relates to the allocation of site TC4/1: Former Pioneer, Curzon Street. Therefore, to avoid duplication, the likely effects of that site allocation are shown in **Table 4.7** under policy TC4 rather than in a separate site summary as was done for the residential and employment site allocations. The detailed SA matrix for policy TC4 can be found in **Appendix 8** and is the same as the detailed SA matrix for the site allocation which is included in **Appendix 9**.

Historic Environment

- 4.83 The Historic Environment Policies in the Burnley Local Plan cover:
- HE1: Identifying and Protecting Burnley's Historic Environment.
 - HE2: Designated Heritage Assets.
 - HE3: Non-Designated Heritage Assets.
 - HE4: Scheduled Monuments & Archaeology.
- 4.84 **Table 4.8** presents the SA scores for the policies in the Historic Environment section of the Local Plan. The detailed matrices for the appraisals can be found in **Appendix 8**.

Table 4.8 SA Score for the Historic Environment policies

SA objectives	HE1	HE2	HE3	HE4
1: Economic performance	+/-?	-?	0	-?
2: The Borough's image	+	+	+	+
3: Deprivation in urban and rural areas	0	0	0	0
4: Economic inclusion	0	-?	0	-?
5: Healthy labour market	0	0	0	0
6: Sustainable transport	0	0	0	0
7: Health	0	+	0	0
8: Housing	0	-?	0	-?
9: Crime	0	0	0	0
10: Social inclusion	+	+	+	0
11: Access to services and jobs	0	0	0	0
12: Built environment	++	++?	++	++
13: Biodiversity and geo-diversity	0	+	0	0
14: Landscape and local character	+	+	+	+
15: Environmental quality and amenity	0	0	0	0
16: Climate change	0	0	0	0
17: Natural resources and waste	0	0	0	0
18: Energy efficiency	0	0	0	0

- 4.85 As the Historic Environment policies are specific to conserving and enhancing designated and non-designated heritage assets and overall preserving Burnley's historical features, the majority of the SA scores have been identified as being negligible.
- 4.86 Minor positive effects have been identified for SA objective 2: **the Borough's image** for all the historic environment policies as they would help to maintain the distinct identity of the historic environment in the Borough. This is also the case for SA objective 14: **landscape and local character** as all policies, through the specific requirements set out, would help to contribute to the maintenance and enhancement of the Borough's character and sense of place.
- 4.87 Significant positive effects have been identified for SA objective 12: **Built environment** for all of these policies given that their nature and purpose directly relates to this objective.
- 4.88 For Policies HE2 and HE4, uncertain minor negative effects have been identified for SA objectives 1: **economic performance**, 4: **economic inclusion** and 8: **housing** as the policy wording potentially restricts the location of development where it would have adverse effects on designated assets (in the case of policy HE2) and Scheduled Monuments and other designated assets of equal importance (in the case of policy HE4). Uncertainty is derived from the fact that it is not yet known where the location of new developments will be in relation to designated assets and if they will eventually be affected in this way.
- 4.89 No likely significant negative effects have been identified for any of the policies in the Historic Environment chapter of the Local Plan.

Natural Environment

- 4.90 The Natural Environment Policies in the Burnley Local Plan cover:
- NE1: Biodiversity and Ecological Networks.
 - NE2: Protected Open Space.
 - NE3: Landscape Character.
 - NE4: Trees, Hedgerows and Woodland.
 - NE5: Environmental Protection.
- 4.91 **Table 4.9** presents the SA scores for the policies in the Natural Environment section of the Local Plan. The detailed SA matrices can be found in **Appendix 8**.

Table 4.9 SA Scores for the Natural Environment policies

SA objectives	NE1	NE2	NE3	NE4	NE5
1: Economic performance	-?	0	0	0	0
2: The Borough's image	+	+	+	+	0
3: Deprivation in urban and rural areas	0	0	0	0	0
4: Economic inclusion	-?	0	0	0	0
5: Healthy labour market	0	0	0	0	0
6: Sustainable transport	0	0	0	0	+?
7: Health	+	++	0	0	+
8: Housing	-?	0	0	0	0
9: Crime	0	0	0	0	0
10: Social inclusion	0	0	0	0	0
11: Access to services and jobs	0	++	0	0	0
12: Built environment	0	+	+	+	0
13: Biodiversity and geo-diversity	++	+	+	++	+
14: Landscape and local character	+	+	++	+	0
15: Environmental quality and amenity	+	+	+	+	++
16: Climate change	+	+	+	+	+
17: Natural resources and waste	0	0	0	0	0
18: Energy efficiency	0	0	0	0	0

- 4.92 The majority of the effects of the Natural Environment policies are negligible given that the policies relate to specific topics including biodiversity, open space, landscape, trees and woodland and general environment protection. Effects identified, however, are considered to be mostly positive. Where significant positive effects have been identified this is because the content of the policy relates directly to the SA objective in question.
- 4.93 All of the Natural Environment policies, apart from policy NE5, are likely to have a minor positive effect on SA Objective 2: **the Borough's image**, as they generally seek to protect natural heritage which would have benefits for the Borough's image as a whole. Policy NE2 is likely to have the most positive effects on the SA objectives due to the wider benefits that open space can have in relation to the built and natural environment and health. For this reason, significant positive effects are identified for SA objective 7: **health** as a result of the policy providing opportunities to engage in outdoor recreation which has benefits for health and wellbeing, and SA objective 11: **access to services** as it promotes good access to green space and leisure opportunities for all. Both policies NE1 and NE3 are likely to have significant positive effects on SA objective 13: **biodiversity and geo-diversity** as their key purpose is to protect and provide opportunities for biodiversity enhancement in the Borough. Policy NE3 specifically relates to the protection and enhancement of landscape character and so this policy is likely to have a significant positive effect on SA objective 14: **landscape and local character**. All of the policies are likely to have a positive effect on SA objective 15: **environmental quality and amenity**; however policy NE5 is considered to have a significant positive effect as it specifically relates to protecting the environment on the whole in terms of air quality, noise, light and water quality. In addition, all of the policies are likely to have minor positive effects on SA objective 16: **adaption to climate change**, whether it be through the protection of biodiversity sites and open space which would enable permeable land to be safeguarded and used for natural flood amelioration (policies NE1 and NE2) or the enhancement of tree/woodland cover and protection of air quality in the Borough (policies NE3, NE4 and NE5), which would help to manage emissions of greenhouse gases.
- 4.94 There are minor negative effects predicted in relation to SA objectives 1: **economic performance**, 4: **economic inclusion** and 8: **affordable housing** for policy NE1. This is because measures set out in the policy, which seek to preserve and enhance biodiversity and geodiversity, including the protection of certain sites, could potentially restrict development in some locations. However, these effects are deemed to be minor uncertain dependent on whether development proposals will eventually be affected in this way.
- 4.95 No likely significant negative effects have been identified for any of the policies in the Natural Environment chapter of the Local Plan.

Climate Change

- 4.96 The Climate Change Policies in the Burnley Local Plan cover:
- CC1: Renewable and Low Carbon Energy (not including wind).
 - CC2: Suitable Areas for Wind Energy Development.
 - CC3: Wind Energy Development.
 - CC4: Development and Flood Risk.
 - CC5: Surface water management and Sustainable Drainage Systems (SUDS).
- 4.97 **Table 4.10** presents the SA scores for the policies in the Climate Change section of the Local Plan. The detailed SA matrices can be found in **Appendix 8**.

Table 4.10 SA Scores for the Climate Change policies

SA objectives	CC1	CC2	CC3	CC4	CC5
1: Economic performance	0	0	0	0	0
2: The Borough's image	0	0	0	0	0
3: Deprivation in urban and rural areas	0	0	0	0	0
4: Economic inclusion	0	0	0	0	0
5: Healthy labour market	0	0	0	0	0
6: Sustainable transport	0	0	0	0	0
7: Health	0	0	+	+	+
8: Housing	0	0	0	+	0
9: Crime	0	0	0	0	0
10: Social inclusion	+	0	+	0	0
11: Access to services and jobs	0	0	0	0	+
12: Built environment	+	+	+	+	+
13: Biodiversity and geo-diversity	+	0	+	+	+
14: Landscape and local character	++	++	++	0	+
15: Environmental quality and amenity	++	+	++	+	+
16: Climate change	+/-	++	+/-	++	++
17: Natural resources and waste	+	0	0	0	0
18: Energy efficiency	+/-	++	+/-	0	0

- 4.98 The climate change policies will have a large number of negligible effects on the SA objectives due to the specific focus of the policies and topics covered. The nature of the policies also means that, in general, where effects have been identified they are positive and relate to the environmental SA objectives.
- 4.99 Policies CC1, CC2 and CC3 will have significant positive effects on SA objective 14: **landscape** as they include various criteria seeking to ensure that energy related developments (including proposals for wind and other types of renewable and low carbon energy) do not have adverse effects in terms of their visual impacts, also taking into account cumulative effects. Policies CC1 and CC3 will also have significant positive effects on SA objective 15: **environmental quality and amenity** as they include various measures seeking to ensure that energy-related development proposals do not adversely impact upon soils, water resources, noise levels and views.
- 4.100 Policy CC2 will have significant positive effects on SA objective 16: **climate change** and SA objective 18: **energy efficiency** as the policy provides a clear framework for wind energy proposals, and so should increase the likelihood of appropriate proposals coming forward and being approved. However, policies CC1 and CC3 will have mixed effects on these objectives; while they may provide some framework for suitable proposals to come forward, they are also quite restrictive in terms of the policy criteria.
- 4.101 Policies CC4 and CC5 both directly address flood risk management and so will have significant positive effects on SA objective 16: **climate change** mitigation and adaptation. Policy CC5 encourages the incorporation of green infrastructure into developments which will have multiple

benefits on other SA objectives including SA objectives 7: **health** and 13: **biodiversity**. Policy CC4 directs development to areas of low flood risk which will benefit the quality of housing in the borough and so is likely to have a positive effect on SA objective 8: **housing**. Reduced flood risk in general as a result of these policies will also reduce the likelihood of the associated potential impacts, benefitting SA objective 12: **built environment** and 13: **biodiversity**.

4.102 No likely significant negative effects on the SA objectives were identified in relation to any of the policies in the Climate Change section.

Infrastructure and Connectivity

4.103 The Infrastructure and Connectivity Policies in the Burnley Local Plan cover:

- IC1: Sustainable Travel.
- IC2: Managing Transport & Travel Impacts.
- IC3: Car Parking Standards.
- IC4: Infrastructure and Planning Contributions.
- IC5: Protection & Provision of Social & Community Infrastructure.
- IC6: Telecommunications
- IC7: Taxis and Taxi Booking Offices.

4.104 **Table 4.11** presents the SA scores for the policies in the Infrastructure and Connectivity section of the Local Plan. The detailed appraisal matrices for the policies can be found in **Appendix 8**.

Table 4.11 SA Score for the Infrastructure and connectivity policies

SA objectives	IC1	IC2	IC3	IC4	IC5	IC6	IC7
1: Economic performance	0	0	0	+	0	0	0
2: The Borough's image	0	+	0	+	0	+	0
3: Deprivation in urban and rural areas	0	0	0	+	++	0	+
4: Economic inclusion	+	+	+	+	0	0	0
5: Healthy labour market	0	0	0	+	0	0	0
6: Sustainable transport	++	++	++/-	+	+	0	+/-
7: Health	++	+	+	+	++	+	0
8: Housing	0	0	0	++	0	0	0
9: Crime	0	0	+	+	0	0	+
10: Social inclusion	0	0	0	+	++	0	0
11: Access to services and jobs	+	+	+	+	++	0	0
12: Built environment	0	0	+	+	+	+	+
13: Biodiversity and geo-diversity	0	0	0	+	0	0	0
14: Landscape and local character	0	0	0	+	0	+	0
15: Environmental quality and amenity	+	++	++/-	+	0	+	+
16: Climate change	++	+	+/-	+	+	0	+/-
17: Natural resources and waste	0	0	0	+	0	0	0
18: Energy efficiency	0	0	0	0	0	0	0

4.105 Many of the infrastructure and connectivity policies will have negligible effects on the majority of the SA objectives given that their scope is quite narrow (particularly policy IC6). Policy IC4 is the exception to this because the policy requires the provision of infrastructure or contributions towards infrastructure from developers which might be used towards a range of local improvements, and it therefore has minor positive effects for most of the SA objectives. A significant positive effect is expected in relation to SA objective 8: **housing** as a result of this policy as it would provide affordable housing locally.

4.106 Given their focus, the infrastructure and connectivity policies tend to have the most positive effects on the SA objectives which address transport and economic issues. Due to the importance of local infrastructure for the Borough in terms of improving physical accessibility to jobs, a minor

positive effect is expected for SA objective 4: **economic inclusion** for four of the policies (IC1, IC2, IC3 and IC4).

- 4.107 A significant positive effect is expected in relation to SA objective 3: **deprivation in urban areas** as a result of policy IC5 because the policy will help to protect town centres in Burnley by protecting social and community infrastructure. Policy IC6 would have a minor positive effect on this SA objective because it sets out criteria for the provision of taxi booking offices in town centres.
- 4.108 Mostly positive effects are likely in relation to SA objectives 11: **access to services and jobs** and 6: **sustainable transport** as they seek to address issues associated with connectivity in the Borough. The positive effect recorded for sustainable transport for most of these policies (with the exception of policies IC6 and IC7 which score a negligible effect) also means that generally positive effects are likely for SA objective 16: **climate change**. However, in the case of policy IC3 mixed effects are likely for both of these SA objectives given that the policy relates to the provision of car parking as well as making reference to encouraging sustainable transport use.
- 4.109 Most of the policies are likely to have positive effects on SA objective 15: **environmental quality and amenity** (with the exception of IC5 which scores a negligible effect). As IC3 may result in more car journeys locally the overall effect is mixed, but a significant positive effect is likely for policy IC2 because it should help to address amenity issues associated with new development through Travel Plans.
- 4.110 None of the policies address SA objective 18: **energy efficiency** and therefore negligible effects have been recorded for all policies. No likely significant negative effects have been identified for any of the infrastructure and connectivity policies.

Cumulative effects

- 4.111 **Table 4.12** overleaf presents a summary of the SA scores for all of the policies and proposals set out in Burnley's Local Plan: Proposed Submission Draft (March 2017). This enables an assessment to be made of the likely significant effects of the emerging Local Plan as a whole on each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations.
- 4.112 Under each of the SA objectives below, consideration is also given to ways in which the effects of the Local Plan may be mitigated, including through the implementation of other policies within the Local Plan itself.

Table 4.12 Summary of SA scores for the policies and site allocations in the Burnley Local Plan: Preferred Options Draft

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
Strategic Policies																		
SP1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP2	+	0	+	+	+	+?	0	++	0	0	0	+/-?	-?	-?	-?	+/-?	-?	0
SP3	++	0	+?	+	++	+	+	0	0	0	0	+/-?	-?	-?	-?	+/-?	-?	0
SP4	++	+	++	+	0	++	+	+	0	+?	+	+/-?	+?	+++	+	++	+	+
SP5	+	++	0	0	0	++	+	+	+	+	+	++	+	++	+	++	++	++
SP6	+	++	0	0	0	+	+	0	0	+	+	++	++	++	+	++	0	0
SP7	0	+	+	0	0	+?	+	0	0	0	+	0	+	++	+	0	+	0
Housing Policies																		
HS1	0	+	+++	0	0	++	++	++	0	0	+	-?	-?	-?	-	-	+	0
HS2	0	+	+?	0	0	0	+	++	0	+	0	0	0	0	0	0	0	+?
HS3	0	+	+	+	0	+	+	++	0	+	0	0	0	+	+	+	0	0
HS4	0	+	0	0	0	0	+	++	+	+	+	+	+	+	++	+	0	+
HS5	0	+	0	0	0	0	+	0	0	0	0	+	0	+	+	0	0	+
HS6	0	0	+	0	0	0	0	+	0	0	0	0	0	+	0	0	+	0
HS7	0	++	0	0	0	++	++	++	0	0	++	--?	-?	0?	+	0	+	0
HS8	0	0	0	+	0	+	+	+/-?	0	+	+	+	+	+	+	0	+	0
HS9	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0
Employment Policies																		
EMP1	++	+	+	+	+++	+	+	0	0	0	+	--?	-?	-?	-	-	0	0
EMP2	++	0	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0
EMP3	++	+	+?	+?	+	?	0	+?	0	0	+	+	+	+	+	+?	+?	0
EMP4	+	+?	+	+	+	+	+?	+?	0	0	++	+?	+?	+	+	+	+?	0
EMP5	+	+	+	+	+	-?	0	0	0	+	+	+?	-?	+	+/-?	-?	0	0
EMP6	0	+	0	+?	0	0	0	+?	0	0	0	+	+	+	+	0	+	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
EMP7	0	+	0	0	0	0	+	0	0	0	0	+?	+	++	+	0	0	0
Retail and Town Centre Policies																		
TC1	0	0	++	+	+	++	+	0	0	0	++	0	0	0	0	+	0	0
TC2	0	0	++	+	+	++	+	+	0	0	++	+	0	0	0	+	0	0
TC3	0	+	++	+	0	+	0	0	0	+	+	0	0	0	0	+	0	0
TC4	+	++	++?	+	+?	++	++	+	0	0	+	--?	-?	0	+	0	+	0
TC5	+	++	+	+	+	+	0	+	0	+	+	++	0	+	0	+	0	0
TC6	+	0	+	0	0	+	+	0	0	+	++	0	0	0	+	+	0	0
TC7	0	+	++	0	0	+/-	++	0	+	0	+	+	0	0	++	+/-	+	0
TC8	0	++	++	0	0	0	+	0	+	0	0	++	0	0	+	0	0	0
Historic Environment Policies																		
HE1	+/-?	+	0	0	0	0	0	0	0	+	0	++	0	+	0	0	0	0
HE2	-?	+	0	-?	0	0	+	-?	0	+	0	++?	+	+	0	0	0	0
HE3	0	+	0	0	0	0	0	0	0	+	0	++	0	+	0	0	0	0
HE4	-?	+	0	-?	0	0	0	-?	0	0	0	++	0	+	0	0	0	0
Natural Environment Policies																		
NE1	-?	+	0	-?	0	0	+	-?	0	0	0	0	++	+	+	+	0	0
NE2	0	+	0	0	0	0	++	0	0	0	++	+	+	+	+	+	0	0
NE3	0	+	0	0	0	0	0	0	0	0	0	+	+	++	+	+	0	0
NE4	0	+	0	0	0	0	0	0	0	0	0	+	++	+	+	+	0	0
NE5	0	0	0	0	0	+?	+	0	0	0	0	0	+	0	++	+	0	0
Climate Change Policies																		
CC1	0	0	0	0	0	0	0	0	0	+	0	+	+	++	++	+/-	+	+/-
CC2	0	0	0	0	0	0	0	0	0	0	0	+	0	++	+	++	0	++
CC3	0	0	0	0	0	0	+	0	0	+	0	+	+	++	++	+/-	0	+/-
CC4	0	0	0	0	0	0	+	+	0	0	0	+	+	0	+	++	0	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
CC5	0	0	0	0	0	0	+	0	0	0	+	+	+	+	+	++	0	0
Infrastructure and Connectivity Policies																		
IC1	0	0	0	+	0	++	++	0	0	0	+	0	0	0	+	++	0	0
IC2	0	+	0	+	0	++	+	0	0	0	+	0	0	0	++	+	0	0
IC3	0	0	0	+	0	++/-	+	0	+	0	+	+	0	0	++/-	+/-	0	0
IC4	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	0
IC5	0	0	++	0	0	+	++	0	+	++	++	+	0	0	0	+	0	0
IC6	0	+	0	0	0	0	+	0	0	0	0	+	0	+	+	0	0	0
IC7	0	0	+	0	0	+/-	0	0	+	0	0	+	0	0	+	+/-	0	0
Residential Site Allocations included in Policy HS1																		
HS1/1	0	0	+?	0	0	+	++	++	0	0	++	--?	-?	0	+	0	+	0
HS1/2	0	0	+?	0	0	+	++	++	0	0	++	-?	0?	-?	-	-	0	0
HS1/3	0	0	++	0	0	++	+	++	0	0	++	--?	-?	0	+	0	+	0
HS1/4	0	0	+++?	0	0	+	-	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/5	0	0	++	0	0	-	++	++	0	0	+	-?	-?	0	+	-	+	0
HS1/6	0	++	++	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/7	0	0	+++?	0	0	+	++	+	0	0	++/-	--?	-?	-?	-	-	0	0
HS1/9	0	+	++	0	0	+	+	++	0	0	+	-?	-?	-?	-	-	0	0
HS1/10	0	0	0	0	0	+	++	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/11	0	0	+++?	0	0	+	++	++	0	0	++	-?	0?	0	+	0	+	0
HS1/12	0	++	+++?	0	0	+	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/13	0	0	+?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/14	0	0	+++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	0	0
HS1/15	0	0	0	0	0	+	+	+	0	0	++	-?	-?	0	+	-	0	0
HS1/16	0	++	+++?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
HS1/17	0	++	++?	0	0	++	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/18	0	++	++?	0	0	++	++	+	0	0	++	-?	-?	--	+	0	+	0
HS1/19	0	0	++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/20	0	0	++	0	0	+	+	+	0	0	++	--?	-?	0	+/-?	0	+	0
HS1/21	0	++	++?	0	0	+	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/23	0	0	++?	0	0	+	++	+	0	0	+	-?	-?	0	+	0	0	0
HS1/24	0	0	++?	0	0	++	++	++	0	0	++	--?	0?	0	+	0	+	0
HS1/25	0	0	++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/26	0	0	++?	0	0	+	++	+	0	0	++	--?	-?	-?	-	-	0	0
HS1/27	0	0	++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/28	0	+	++?	0	0	+	-	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/29	0	++	++?	0	0	++	++	+	0	0	++	-?	-?	-?	-	-	0	0
HS1/30	0	0	++?	0	0	+	++	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/31	0	0	++	0	0	+	+	+	0	0	++	--?	-?	-?	-/?	-	0	0
HS1/32	0	0	++?	0	0	++	++	+	0	0	++/-	--?	0?	-?	-	-	0	0
HS1/35	0	0	++?	0	0	+	++	+	0	0	++	--?	-?	0	+	0	+	0
HS1/36	0	0	++	0	0	+	+	+	0	0	++	-?	--?	-?	-	-	0	0
HS1/37	0	0	++?	0	0	+	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/38	0	0	0	0	0	+	+	+	0	0	+	--?	-?	-?	-	-	0	0
Employment Site Allocations included in Policy EMP1																		
EMP1/1	+	0	++?	++?	++?	+	0	0	0	0	+	-?	+	0?	-	-?	0	0
EMP1/2	+	0	+	++?	++?	+	+	0	0	0	+	--?	-?	0	+	0	+	0
EMP1/3	+	++	++?	+	++?	++	+	0	0	0	+	--?	0?	-?	-	-	0	0
EMP1/4	+	0	+	0	++?	0	+	0	0	0	+	-?	0?	-?	-	-	0	0
EMP1/5	++	+	++?	0	++?	0	+	0	0	0	+	-?	-?	-?	-	-	0	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
EMP1/6	+	0	+	0	+	0	+	0	0	0	+	-?	-?	-?	-	-	0	0
EMP1/7	+	+	+++	+	+	++	+	0	0	0	+	--?	0?	0	+	0	+	0
EMP1/8	+	++	+++	+	+	++	+	0	0	0	+	--?	0?	0	+	0	0	0
EMP1/9	+	0	+++	+	+	-	+	0	0	0	+	-?	0?	0	+	0	+	0
EMP1/10	+	0	0	0	+	0	+	0	0	0	+	-?	0?	-?	-	-	0	0
EMP1/11	+	++	+++	+	+	++	+	+	0	0	++	-?	0?	0?	+	0	+	0
EMP1/12	++	0	+	+	+++	+	+	0	0	0	+	-?	-?	--?	-	-	0	0
EMP1/13	+	0	+	+	+	+	+	0	0	0	+	--?	-?	--?	--	-	0	0
EMP1/14	+	++	+++	+	+	-	+	0	0	0	+	--?	-?	0	+	0	+	0

SA objective 1: To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance

- 4.113 The allocation and protection of approximately 90ha of employment land through policies EMP1: Employment Allocations and SP3: Employment Land Requirement 2012-2032 will help to make Burnley Borough more attractive to investors. This will provide employment opportunities to the benefit of local economic growth and should help to reduce disparities in terms of economic performance. It may also offer good opportunities for diversifying the local economy out of the service sector which currently dominates.
- 4.114 Measures in the Local Plan seeking to improve the sustainable transport network (such as policy IC1: Sustainable Travel) will help to improve access to jobs, particularly for those without a car. In addition, the population growth resulting from the delivery of the housing requirement (through policies HS1: Housing Allocations and SP2: Housing Requirement 2012-2032) will increase the size of the workforce within Burnley, which will help to support and sustain local economic growth.
- 4.115 New employment sites will be developed in accordance with other plan policies relating to standards for design and construction, so it is assumed that they will be high quality, increasing their attractiveness to investors.
- 4.116 There are a small number of historic and natural environment policies that could have a minor negative effect on this objective due to potentially limiting development that could otherwise have adverse effects on the historic or natural environment. However, overall, the Local Plan is likely to have a cumulative **significant positive** effect in relation to SA objective 1: economic performance. This effect is expected to be long-term and permanent.

SA objective 2: To develop and market the Borough's image

- 4.117 The Local Plan makes good provision for protecting the image of the Borough and enhancing the built, natural and historic environment. In particular, policy SP5: Development Quality and Sustainability seeks to improve the Borough's image and promote it as a destination for visitors by requiring that new development is of high quality design which is respectful of existing local character. The particular requirements in the policy that apply to the nature and appearance of development near to key gateways will have especially positive effects on improving the Borough's image. In addition, policy SP6: Green Infrastructure seeks to protect, enhance and provide new elements of green infrastructure in the Borough. As such, it will help to improve the local natural environment and will also help to promote the Borough as an attractive destination for visitors.
- 4.118 Nine of the housing sites allocated through policy HS1: Housing Allocations are expected to have positive effects on this SA objective, seven of which would be significant. This is because these allocated sites are either within very close proximity of a key gateway or are in a defined regeneration area, and so would contribute to improving the quality of the built environment in those areas. The 14 employment sites allocated in policy EMP1: Employment Allocations include four sites that are either within or very close to a key gateway into the Borough, or that are within a defined regeneration area. High quality new employment development in those areas will again have a positive effect on the Borough's image.
- 4.119 Overall, a cumulative **minor positive** effect is likely for SA objective 2: the Borough's image. This effect is expected to be long-term and permanent.

SA objective 3: To reduce deprivation in urban and rural areas

- 4.120 A number of Local Plan policies seek to foster the vitality and viability of local centres. Policy TC1: Retail Hierarchy seeks to focus retail development within the larger centres of Burnley (i.e. Burnley and Padiham). The provision of retail development within town centres in favour of out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to most people.
- 4.121 Most of the housing sites allocated through policy HS1: Housing Allocations are expected to have significant positive effects on this SA objective either because they are either within or very close to a Decile 1 IMD area, where new development could contribute to reducing deprivation, or

because they are within close proximity of a town centre or rural settlement where businesses would be supported by new housing development.

- 4.122 Overall, a **minor positive** cumulative effect is likely for SA objective 3: deprivation in urban areas. This effect is expected to be long-term and permanent.

SA objective 4: To secure economic inclusion

- 4.123 The Local Plan provides for the development of 90 hectares of employment land to meet local needs (through policies EMP1: Employment Allocations and SP3: Employment Land Requirement 2012-2032) and to ensure that there are jobs available to meet the needs of the growing population. Policy SP4: Development Strategy focuses most development in the larger urban centres and within the identified development boundaries. As such, most new employment development is likely to be provided in areas where access to sustainable transport links is best and jobs will be accessible for most people. That policy also provides a hierarchy of development limiting development within smaller settlements. The allocation of this employment land, and the measures in the Local Plan to safeguard existing sites (policy EMP2: Protected Employment Sites), should result in the delivery of jobs to meet the needs of the growing population.
- 4.124 There are a small number of historic and natural environment policies that could have a minor negative effect on this objective due to potentially limiting development that could otherwise have adverse effects on the historic or natural environment. However, overall, the Local Plan is likely to have a cumulative **significant positive** effect in relation to SA objective 4: Economic inclusion. This effect is expected to be long-term and permanent.

SA objective 5: To develop and maintain a healthy labour market

- 4.125 The Local Plan goes some way towards addressing the skills gap and increasing levels of participation and attainment in education. The scale of residential development proposed through the Local Plan could result in increased pressure on existing schools and colleges if provision was not made to meet the increased demand for school places. However, the Local Plan makes good provision for community facilities to meet the population's needs which is taken to also include educational facilities. The measures in the Plan relating to improvements to the sustainable transport network will help to ensure that more people are able to travel to schools and colleges by means other than car.
- 4.126 The provision of 90ha of employment land over the plan period as set out in policy SP3: Employment Land Requirement 2012-2032 (with sites being allocated through policy EMP1: Employment Allocations) is likely to encourage a higher number of businesses to invest in the Borough, which would result in an increase in the number of local employment opportunities in the Borough. These jobs may have associated opportunities for work-based learning and skills development.
- 4.127 Although a number of the site allocations and policies are unlikely to affect this objective, overall a cumulative **minor positive** effect is likely in relation to SA objective 5: healthy labour market. This effect is expected to be long-term and permanent.

SA objective 6: To reduce the need to travel and increase the use of sustainable transport modes

- 4.128 While the scale of development proposed through the Local Plan will inevitably result in an increase in traffic, the Local Plan makes good provision for improvements to the sustainable transport network, particularly through policy IC1: Sustainable Travel and it requires new development to be located in areas which are well served by walking and cycling infrastructure and public transport. In addition, Policy SP4: Development Strategy limits large scale development at the more rural locations of the Borough and aims to focus development in the main urban areas which will reduce the requirements for many residents to travel by car given that new development is more likely to be in close proximity to sustainable transport links and existing facilities and services in more developed locations.
- 4.129 Most of the housing sites allocated in policy HS1: Housing Allocations would have at least minor positive effects on sustainable transport as they are within 400m of a bus stop and/or 800m of a railway station which could be used by residents for commuting to work and accessing services

and facilities. In addition, policy HS1: Housing Allocations makes specific reference to requiring improved walking and cycle links at some of the allocated sites. Four of the 14 employment sites allocated in policy EMP1: Employment Allocations would have significant positive effects on this objective as they would offer particularly good opportunities for people to commute via bus, rail or cycling/walking.

- 4.130 Overall a cumulative **significant positive** effect is likely in relation to SA objective 6: Sustainable transport. This effect is expected to be long-term and permanent.

SA objective 7: To improve physical and mental health and reduce health inequalities

- 4.131 The Local Plan proposes improvements to the walking and cycle network which will help to improve levels of day-to-day activity, benefitting health. Increased walking and cycling may also be facilitated by the location of most development in urban areas where journey times to access jobs, services and facilities are likely to be shorter (through policy SP4: Development Strategy).
- 4.132 The protection and enhancement of open space and green infrastructure through policies NE2: Protected Open Space and SP6: Green Infrastructure in particular will also encourage and enable more people to engage in active recreation which will benefit health. In addition, most of the allocated housing sites included in policy HS1: Housing Allocations would have significant positive effects on health as they provide access to an existing GP surgery and are within 400m of a cycle route which could be used by new residents. Jointly, this would have benefits for promoting healthy lifestyles. Almost all of the employment sites allocated in policy EMP1: Employment Allocations would have minor positive effects on health. While employment site allocations would generally not have significant effects on this objective, most of the allocated sites offer opportunities to commute via bicycle or on foot which would benefit health and for a number of the sites, policy EMP1 specifies that new links would be provided as part of the development.
- 4.133 While the population growth that will result from the residential development proposed through the Local Plan could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to community facilities to support the new development (e.g. policy IC5: Protection and Provision of Social and Community Infrastructure). While healthcare services are not always referred to specifically, this is taken to be included within community facilities.
- 4.134 Overall a cumulative **minor positive** effect is likely in relation to SA objective 7: health. This effect is expected to be long-term and permanent.

SA objective 8: To improve access to a range of good quality, resource efficient and affordable housing

- 4.135 The Local Plan makes provision for the development of at least 4,180 new homes between 2012 and 2031 to meet the objectively assessed housing need for the Borough and allocates 34 new residential sites through policy HS1: Housing Allocations. Policy HS2: Affordable Housing Provision relates specifically to the provision of good quality affordable housing in the Borough. A range of measures are set out through which the Council will support the provision of affordable housing, and affordable housing will be required on all housing developments over a certain threshold. In addition, policy HS3: Housing Density and Mix sets out criteria that will ensure that housing developed as a result of other Local Plan policies is appropriate for meeting local needs.
- 4.136 Despite a number of negligible effects and a small number of historic and natural environment policies that could have a minor negative effect on this objective (due to potentially limiting housing development that could otherwise have adverse effects on the historic or natural environment) overall, a cumulative **significant positive** effect is likely in relation to SA objective 8: housing. This effect is expected to be long-term and permanent.

SA objective 9: To reduce crime, disorder and the fear of crime

- 4.137 Almost all of the policies in the Local Plan will not have a direct effect on this objective, although policy HS4: Housing Developments requires that the design of new housing should be in line with policy SP5: Development Quality and Sustainability, which states that buildings should be designed with safety and security of occupants and passers-by in mind, helping to reduce crime and the fear of crime through natural surveillance.

- 4.138 In general this SA objective will be affected by the design and layout of new development (e.g. the incorporation of lighting) which will not be detailed until the planning application stage, hence the sites allocated under policies HS1: Housing Allocations and EMP1: Employment Allocations will all have negligible effects on this objective.
- 4.139 Overall a cumulative **negligible** effect is likely in relation to SA objective 9: Crime.

SA objective 10: To increase social inclusion

- 4.140 The measures included in the Local Plan to provide employment land and increase economic growth (as described under SA objective 4 above) will help to reduce social exclusion by increasing the range and quality of available jobs. This will in turn help to address social deprivation. As described under SA objective 5 above, the Local Plan also makes good provision for affordable housing delivery which will further address this objective.
- 4.141 Although the majority of policies and site allocations would have a negligible effect, overall a cumulative **minor positive** effect is likely in relation to SA objective 10: social inclusion. This effect is expected to be long-term and permanent.

SA objective 11: To improve access to services, amenities and jobs for all groups

- 4.142 The Local Plan makes good provision for improving access to services, particularly through policy IC5: Protection and Provision of Social and Community Infrastructure which directly addresses accessibility and the provision of social and community infrastructure in the Borough, and requires such facilities to be provided where new development will increase demand. Replacement facilities are also to be provided nearby if an existing facility is lost. The policy also requires new facilities to be provided at locations which are accessible by walking, cycling and public transport. These measures should mean that the housing growth proposed through the Local Plan will not place undue strain on existing services and facilities.
- 4.143 In addition, policy TC2: Development within Burnley and Padiham Town Centres would result in the majority of retail development and other main town centre uses being focused within the more developed areas of the Borough which are expected to be accessible to most residents, including by public transport. This is expected to include employment opportunities as well as essential services and facilities.
- 4.144 The majority of residential sites allocated through policy HS1: Housing Allocations are likely to have significant positive effects on this objective as they are within close proximity of a range of community services and facilities as well as being within reasonable public transport travel time of key Borough services. While a small number of sites would result in the loss of existing publicly accessible green space, this is the case for only four of the 34 allocated sites. The majority of employment sites allocated through policy EMP1: Employment Allocations are also likely to have minor positive effects because they are within walking distance of existing housing development, so residents there could easily access the jobs created.
- 4.145 Overall a cumulative **significant positive** effect is likely in relation to SA objective 11: Access to services and jobs. This effect is expected to be long-term and permanent.

SA objective 12: To protect and enhance the built environment and cultural heritage, including archaeological assets

- 4.146 The scale of housing and employment development proposed through the Local Plan could adversely affect heritage assets and their settings. A number of the allocated sites are within very close proximity of designated heritage assets sites meaning that the setting of these heritage assets could be significantly affected. However, the effects of new development on cultural heritage and the wider built environment are to some extent uncertain until detailed proposals for particular sites come forward and the exact scale, design and layout of the new development is known. Opportunities may also exist for developments to enhance the setting of nearby heritage features, particularly where high quality new development would replace an existing derelict site.
- 4.147 The Local Plan makes good provision for the protection and enhancement of cultural heritage assets through policies specifically addressing this issue, in particular policy HE1: Identifying and Protecting Burnley's Historic Environment, the purpose of which is to protect, enhance and raise awareness of the historic environment within the Borough, and policy HE2: Designated Heritage

Assets which seeks to prevent substantial harm or loss of designated heritage assets including their setting.

- 4.148 Overall a cumulative **mixed (minor positive and significant negative)** effect is likely in relation to SA objective 12: built environment although this is currently uncertain. Effects on this objective are expected to be long-term and permanent.

SA objective 13: To protect and enhance the Borough's biodiversity and geo-diversity

- 4.149 The scale of development proposed through the Local Plan could affect biodiversity and geodiversity, particularly because a lot of the development is proposed on greenfield sites (although it is recognised that brownfield sites can still harbour valuable biodiversity). The development of greenfield land could result in the loss of valuable habitat and disturbance to species, particularly during the construction phase. In addition, a large number of residential and employment sites, as allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations, are likely to have negative effects on biodiversity and geodiversity due to their close proximity to designated nature conservation sites and potential for causing disturbance, habitat loss and fragmentation.
- 4.150 The Habitats Regulations Appraisal identified in-combination effects on the South Pennine Moors Phase 2 SPA from housing site allocations and policies through potential offsite habitat loss, offsite noise, vibration and light disturbance and increased recreational pressure. In-combination effects of increased recreational pressure were also identified as a potential impact on the South Pennine Moors SAC as a result of population increase within Burnley Borough.
- 4.151 In addition, the effects of new development on Burnley's biodiversity and geodiversity are to some extent uncertain until detailed proposals for particular sites come forward at the planning application stage. It may even be possible to incorporate biodiversity enhancements into new developments, for example through the provision of green infrastructure.
- 4.152 Despite these potential negative effects, the Local Plan does make good provision for the protection and enhancement of biodiversity and geodiversity, particularly through policy NE1: Biodiversity and Ecological Networks, the primary aim of which is to protect biodiversity in the Borough including at designated sites, while ensuring that any impacts are mitigated or compensatory measures are implemented. A number of other policies in the Local Plan also make reference to the protection of biodiversity and the measures seeking to improve green infrastructure in the Borough (particularly policy SP6: Green Infrastructure), which will benefit habitat creation and improve connectivity.
- 4.153 Overall a cumulative **mixed (minor positive and significant negative)** effect is likely in relation to SA objective 13: Biodiversity and geodiversity although this is currently uncertain. Effects on this objective could be either permanent or temporary, depending on whether they occur as a result of construction or during the operational phase of development.

SA objective 14: To protect and enhance the Borough's landscape and local character

- 4.154 The development of 4,180 new homes in the Borough (as set out in policy SP2: Housing Requirement 2012-2032) and 90ha of employment land (as proposed in policy SP3: Employment Land Requirement 2012-2032) would involve the development of a large total area of greenfield land which could be to the detriment of the local landscape character. A large number of the residential and employment sites allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are on greenfield land, and include three allocations within the Green Belt. However, the effects of new development on the landscape are largely uncertain at this stage as they will depend on factors such as the design of new development which will not be known until the planning application stage.
- 4.155 The Local Plan does make provision for enhancing and protecting the landscape character of the Borough through appropriate design, the incorporation of screening and landscaping of development proposals, in particular through policies NE5: Landscape Character and SP5: Development Quality and Sustainability.
- 4.156 Overall, a cumulative **mixed (minor positive and significant negative)** effect is likely for SA objective 14: landscape and local character although this is currently uncertain. Effects on this objective are expected to be long-term and permanent.

SA objective 15: To protect and improve environmental quality and amenity

- 4.157 The Local Plan proposes large amount of residential and employment development which may affect the amenity of existing residents, particularly in terms of traffic or disturbance during the construction phase. In addition, approximately half of the residential sites allocated through policy HS1: Housing Allocations are on greenfield land which could result in the loss of high quality agricultural soils, although it is noted that most are not within Grade 3 agricultural land (the highest quality land within Burnley Borough). Likewise, most of the employment sites allocated through policy EMP1: Employment Allocations are on greenfield land where new development would lead to the loss of soils, but again the majority of the allocated sites are not in areas of high quality agricultural land.
- 4.158 The Local Plan does include some mitigation for the potential effects of new development on environmental quality and amenity. In particular, policy NE5: Environmental Protection specifically relates to environmental protection and seeks to ensure that development does not have adverse effects on air quality, light, noise and water quality and that contaminated land is fully remediated prior to development.
- 4.159 Overall, a cumulative **mixed effect (minor positive and minor negative)** is likely for SA objective 15: environmental quality and amenity. Effects on this SA objective could be either permanent or temporary depending on whether they relate to amenity impacts during construction, or more permanent impacts such as the loss of high quality soils.

SA objective 16: To mitigate and adapt to climate change

- 4.160 Policies in the Local Plan require new development to be located in areas of low flood risk and to respond and adapt to climate change through the management of flooding i.e. through SuDs, in particular policies CC4: Development and Flood Risk and CC5: Surface Water Management and Sustainable Drainage Systems (SUDs). However, many of the residential and employment sites allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are on greenfield land (which would lead to a reduction in the amount of permeable land in the Borough) or are on brownfield land within high flood risk areas. However, most of the development sites allocated through the Local Plan are outside of areas of high flood risk.
- 4.161 The scale of development proposed through the Local Plan will inevitably result in an increase in greenhouse gas emissions from built development but this will depend to some extent on the design of development which cannot be determined at this stage. In terms of emissions from vehicle traffic, the Local Plan makes good provision for improvements to the sustainable transport network, and requires new development to be located in areas which are well served by walking and cycling infrastructure and public transport particularly through policy IC1: Sustainable Travel. In addition, Policy SP4: Development Strategy limits large scale development at the more rural locations of the Borough and aims to focus development in the main urban areas, which will reduce the requirements for many residents to travel by car given that new development is more likely to be in close proximity of sustainable transport links and existing facilities and services in more developed locations. However, there will inevitably be an increase in overall traffic within the Borough as a result of the growth proposed.
- 4.162 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to SA objective 16: climate change. Effects on this objective are expected to be long-term and permanent.

SA objective 17: To ensure the prudent use of natural resources and the sustainable management of waste

- 4.163 The scale of new development proposed through the Local Plan will inevitably result in an increase in overall waste generation, but not on a per capita basis. Levels of recycling will be determined largely by the behaviour of individuals; however policy SP5: Development Quality and Sustainability encourages design measures in new developments, which are likely to reduce requirements for excessive resource consumption, including support for the appropriate re-use of existing materials already on site during the construction phase. Many of the development sites that are allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are located on greenfield land and so there will be limited opportunities to reuse materials onsite,

however there are also a number of sites allocated on brownfield land where these opportunities may exist.

- 4.164 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to SA objective 17: Natural Resources and Waste. Effects on this objective are expected to be long-term and permanent.

SA objective 18: To increase energy efficiency

- 4.165 Policies in the Local Plan require new development to meet high standards of energy efficiency and encourage developments to make use of on-site energy supplies from renewable and low carbon energy sources and to incorporate measures to minimise energy consumption, in particular policy SP5: Development Quality and Sustainability. The provision of renewable energy development, in particular wind, is supported through policies CC2: Suitable Areas for Wind Energy Development and CC3: Wind Energy Development.
- 4.166 The effects that individual development sites allocated in the Local Plan will have on energy efficiency cannot be determined at this stage and will instead be determined by factors such as the design of development and building regulation standards.
- 4.167 Overall, a cumulative **minor positive** effect is likely for SA objective 18: Energy efficiency. Effects on this objective are expected to be long-term and permanent.

Mitigation and Recommendations

- 4.1 The SEA Regulations require that consideration is given to *"the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme"*. For many of the potential negative effects identified in relation to the Proposed Submission Local Plan, mitigation will be provided through the implementation of policies in the Local Plan itself.
- 4.2 **Table 4.13** identifies the policies that are expected to provide mitigation for the potential significant negative effects identified for the Proposed Submission document. Note that only those SA objectives for which potential significant negative effects were identified have been included in the table. Fourteen out of the 18 SA objectives are unlikely to be negatively affected (at a significant level) by the policies or site allocations in the Proposed Submission Local Plan.

Table 4.13 Possible mitigation for potential negative effects identified

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
12: Built Environment	Proximity of proposed sites to designated heritage assets	<p>Policy HE1: Identifying and protecting Burnley’s Historic Environment seeks to protect, enhance and promote the elements that contribute to the distinct identity of the borough.</p> <p>Policy HE2: Designated Heritage Assets states that proposals affecting designated heritage assets and or their settings will be assessed in order to identify harm.</p> <p>Policy HE4: Scheduled Monuments and Archaeological Assets provides for the protection of Scheduled Monuments or other archaeological assets and their settings through the requirement for an assessment of significance and impact to accompany a proposal.</p> <p>The site specific policies under Policy EMP1:</p> <p>EMP1/2: makes provision for a landscaping scheme and retention of established trees and shrubs adjacent to the Leeds and Liverpool Canal;</p> <p>EMP1/3: makes provision for retention of existing trees and</p>

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
		<p>shrubs;</p> <p>EMP1/8: requires high quality architecture and design reflecting the character and appearance of the surrounding listed buildings and conservation area.</p> <p>EMP1/13: requires a landscaping scheme including retention of existing trees and new screening planting;</p> <p>EMP14: requires an appropriate hard and soft landscaping scheme providing adequate screening and appropriate boundary treatment.</p> <p>TC4: requires high quality, locally distinctive materials.</p> <p>Site specific policies under policy HS1:</p> <p>HS1/1: requires a scheme of the highest quality;</p> <p>HS1/3: requires appropriate landscaping and boundary treatment;</p> <p>HS1/4: requires a scheme of the highest quality. The supporting information notes the need to retain and sensitively incorporate a listed feature into the development scheme;</p> <p>HS1/7: requires a scheme of the highest quality;</p> <p>HS1/10: requires a scheme of the highest quality and appropriate landscaping and boundary treatment. The supporting information also notes the potential for below ground archaeology and the requirement for a desk top archaeological assessment;</p> <p>HS1/17 does not include any specific design references</p> <p>HS1/20: requires a scheme of the highest quality. The supporting information notes the proximity to the Conservation Area.</p> <p>HS1/24: does not include any specific design references</p> <p>HS1/26: requires a scheme of the highest quality. The supporting information notes the proximity to a registered park and garden and the need to consider impact on setting.</p> <p>HS1/31: requires a scheme of the highest quality. The supporting information notes the proximity to the conservation area.</p> <p>HS1/32: requires a scheme of the highest quality.</p> <p>HS1/35: does not include any specific design references to reflect the proximity to the listed building</p> <p>HS1/37: does not include any relevant references to reflect the proximity to the listed buildings.</p> <p>HS1/38: requires a scheme of the highest quality.</p>
13: Biodiversity and geodiversity	Proximity of proposed sites to designated nature or geological conservation sites	<p>Policy NE1: Biodiversity and Ecological Assets requires the protection and enhancement of biodiversity including for sites of national and international importance.</p> <p>HS1/36: requires appropriate landscaping and boundary treatment and that new planting on the site to accord with Policy NE3.</p>
14: Landscape and local character	Site allocations within the Green Belt	<p>Policy NE3: Landscape Character supports the sensitive location and design of new development, including the integration of key landscape features, appropriate landscaping and consideration of key views.</p> <p>HS1/18: outline planning permission has been granted for the site. The policy discusses appropriate screening in relation to the adjacent M65 and primary and nursery school.</p> <p>EMP1/12: requires a masterplanning scheme for the whole site, submission of a landscaping scheme and additional screen</p>

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
		planting. EMP1/13: requires the site layout and design to take account landscape and views, and a landscaping scheme including retention of existing trees and new screening planting
15: Environmental quality and amenity	One site allocation results in loss of grade 3 agricultural land	None of the policies provide mitigation for the loss of grade 3 agricultural land.

4.3 The policies identified in Table 4.13 provide mitigation for the significant negative effects identified. In relation to potential negative effects on the built environment and cultural heritage a small number of site specific policies (HS1/24, HS1/35 and HS1/37) do not make specific provision in relation to the nearby designated heritage assets. Although the overarching historic environment policies provide mitigation, the site specific policies could be amended to ensure recognition of the site specific issues identified.

5 Monitoring

- 5.1 The SEA Regulations require that "*the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*" and that the environmental report should provide information on "*a description of the measures envisaged concerning monitoring*". Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 5.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Because of the relatively early stage of Burnley's Local Plan and the uncertainty attached to many of the potential effects identified, monitoring measures have been proposed in this SA report in relation to all of the SA objectives in Burnley's SA framework. As the Local Plan is progressed further and the likely significant effects are identified with more certainty, it may be appropriate to narrow down the monitoring framework to focus on a smaller number of the SA objectives.
- 5.3 **Table 5.1** sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan and draws on Burnley Borough Council's monitoring framework for the Local Plan which is presented in Section 6: Implementation and Monitoring in the Preferred Options Draft document.
- 5.4 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 5.1 Proposed Monitoring Framework for the Burnley Local Plan

SA objectives	Proposed monitoring indicators
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	<ul style="list-style-type: none"> • Amount of new employment land delivered. • Claimant count (includes Jobseekers Allowance and some Universal Credit claimants. Source: Office for National Statistics – Claimant count by unitary and local authority)
2. To develop and market the Borough’s image	<ul style="list-style-type: none"> • Number of visitors to the Borough. • Estimated amount of income from tourism. • No. and % of vacancies of commercial properties within the Primary and Secondary frontages
3. To reduce deprivation in urban and rural areas	<ul style="list-style-type: none"> • Amount of town centre vacant floorspace. • No. of A1 premises lost to other uses in Primary Frontages. • No and % A1 retail units in Secondary Frontages. • Town centre footfall.
4. To secure economic inclusion	<ul style="list-style-type: none"> • Percentage of people living in fuel poverty. • Number of new business start-ups. • Claimant count (includes Jobseekers Allowance and some Universal Credit claimants. Source: Office for National Statistics – Claimant count by unitary and local authority) • Affordable home completions. • Average (mean) house prices.
5. To develop and maintain a healthy labour market	<ul style="list-style-type: none"> • Number of new education facilities. • Qualifications of the working age population.
6. To reduce the need to travel and increase the use of sustainable transport modes	<ul style="list-style-type: none"> • Method of travel to work. • Railway station footfall. • Bus patronage levels. • Number of Travel Plans implemented with new development. • Road Casualties: overall Road Casualties: people killed or seriously injured Road Casualties: children killed or seriously injured
7. To improve physical and mental health and reduce health inequalities	<ul style="list-style-type: none"> • Method of travel to work. • Life expectancy. • Number of new healthcare facilities provided. • Infant mortality rates. • Obesity rates. • Number of people living with a disability. • Percentage of people regularly participating in sport. • National standards such as ‘Green Flag’ for parks and open spaces.
8. To improve access to a range of good quality, resource efficient and affordable housing	<ul style="list-style-type: none"> • Affordable housing completions. • Affordability ratios • Number of people in housing need. • Annual housing completions – total houses built, types, sizes and tenures. • Total vacant dwellings. • Total number of Gypsy and Traveller pitches available. • New pitches and plots approved and provided per annum (allocations & windfall development)

SA objectives	Proposed monitoring indicators
	<ul style="list-style-type: none"> Number of statutory homeless people. Number or proportion of local authority homes falling below Decent Homes Standards.
9. To reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> Crime – notifiable offences recorded by the police (district level). Street level crime data.
10. To increase social inclusion	<ul style="list-style-type: none"> Indices of multiple deprivation Amount of new and loss of community facilities (sqm).
11. To improve access to services, amenities and jobs for all groups	<ul style="list-style-type: none"> Amount of new and loss of community facilities (sqm). Amount of vacant town centre floorspace. Amount of indoor sports facilities, playing pitches and publicly accessible green spaces. Amount of new residential development within 1200m of key local services. Amount of new residential development within 30 minutes public transport time of key borough services.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	<ul style="list-style-type: none"> Number of entries on the Heritage at Risk Register. Number of Conservation Areas with character appraisals. Number of buildings on the local list demolished.
13. To protect and enhance the Borough's biodiversity and geo-diversity	<ul style="list-style-type: none"> Amount of greenfield land lost to development. Quality and condition of SSSIs. Area of SSSIs in adverse condition as a result of development Number of planning approvals with conditions to ensure works to manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest Number of Biological Heritage Sites Number of Biological Heritage Sites in Positive Management BAP habitat - created/ managed via planning obligations
14. To protect and enhance the Borough's landscape and local character	<ul style="list-style-type: none"> Percentage of new development taking place on brownfield land. Use of Natural England's 'ANGSt' standards for green space.
15. To protect and improve environmental quality and amenity	<ul style="list-style-type: none"> Percentage of residential development completions on previously developed and greenfield land per annum. Number of watercourses failing to meet WFD quality targets. Number of Air Quality Management Areas declared. Number of noise related complaints submitted to the Council.
16. To mitigate and adapt to climate change	<ul style="list-style-type: none"> Greenhouse Emissions Per Capita by Local Authority (CO2) Number of flood incidences. Number of properties built in areas of flood zones 3. Number of planning permissions granted contrary to EA advice. % of new major housing developments approved incorporating SUDS Number of people using cars to travel to work.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	<ul style="list-style-type: none"> Proportion of household waste recycled. Amount of commercial waste recycled. Amount of waste sent to landfill.
18. To increase energy efficiency	<ul style="list-style-type: none"> % of electricity consumption met by renewable energy in the Borough Installed renewable energy capacity through the planning system

6 Conclusions

- 6.1 The proposed site allocations and policies as set out in Burnley's Proposed Submission Draft Local Plan, have been subject to a detailed appraisal against the SA objectives which were developed at the Scoping stage of the SA process in this SA report.
- 6.2 A key consideration for Burnley's Local Plan is the need to achieve a balance between the aim to achieve regeneration and economic growth in the Borough, and the need to protect and enhance the valuable natural and historic environment. The Proposed Submission Draft Local Plan proposes a large amount of housing, employment and other development across Burnley to meet the future requirements of the Borough; therefore the SA has identified the potential for negative effects on many of the environmental objectives including biodiversity, cultural heritage and the landscape, although recognises that there may also be opportunities for the new development to help deliver enhancement of biodiversity and heritage assets through creation of new green infrastructure or improving derelict sites and the historic environment. However, the Local Plan also includes a wide range of development management-style policies, aiming to protect and enhance the economic, social and environmental conditions of the Borough. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed.

Next Steps

- 6.3 This SA Report will be published for consultation alongside the Local Plan Proposed Submission Draft between March and April 2017.
- Following this consultation the Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Proposed Submission Draft Local Plan arising out of this process may require SA, which will be consulted upon as necessary.

LUC
March 2017

Appendix 1 Consultation comments

Consultation comments received in relation to the SA Scoping Report (June 2012), the Interim SA Report (March 2013), the SA Report for the Issues and Options (February 2014), the SA document for the consultation on additional sites (August 2014) and the SA Report for the Preferred Options Local Plan (July 2016)

Table A1.1: Scoping Report consultation comments and responses

This table was originally presented in the final SA Scoping Report (July 2012). Note that references within this table to page numbers, paragraph numbers and appendices all refer to those in the June 2012 Draft SA Scoping Report. The response/comment column explains how the comments were addressed in the final SA Scoping Report (July 2012). In some cases the comments made at that time have been superseded by the SA work undertaken since – where this is the case, additional text has been added underneath in *italics* to update the response previously provided.

Consultee Comment	Response/comment
Environment Agency	
As requested we have considered Section 7 of the Scoping Report and Chapter 3 and can confirm that it is robust and comprehensive, and provides a suitable baseline for the Sustainability Appraisal of the emerging Local Plan	Noted, no action required.
Natural England	
Paragraph 1.15 refers to Habitats Regulations Assessment (HRA) & Appropriate Assessment. This acknowledges that the Local Plan must be screened in relation to the Habitats Regulations to determine whether an appropriate assessment is required in accordance with Regulation 102 of The Conservation of Habitats and Species Regulations 2010, which we welcome.	Noted, no action required.
We are pleased to note that the draft National Planning Policy Framework (NPPF) will be considered as the Plan develops further. The Planning Inspectorate has issued a position statement on how it should be considered - <i>“The draft NPPF is likely to be referred to by the parties in current appeals and development plan casework. Whilst it is a consultation document and, therefore, subject to potential amendment, nevertheless it gives a clear indication of the Government’s `direction of travel’ in planning policy. Therefore, the draft National Planning Policy Framework is capable of being a material consideration, although the weight to be given to it will be a matter for the decision maker’s planning judgment in each particular case. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.”</i>	Noted, no action required.
Whether there are any additional plans, policies or programmes that are relevant to the SA and should be included.	Noted, no action required at this stage. The review of plans, policies and programmes will be updated as appropriate during later stages of the SA

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Consultee Comment	Response/comment
<p>Natural England welcomes the thorough list of international, national and local review of policies, plans and programmes. It appears to cover all relevant documents. It will be crucial to update this list during the next stage of the SA process to ensure emerging policies, plans and programmes are added to the baseline.</p>	<p>process.</p> <p><i>As stated above, the review of plans, policies and programmes has been updated throughout the SA process, including most recently as part of the preparation of this SA report for the Preferred Options Local Plan.</i></p>
<p>Whether the information provided in Chapter 3 is robust and comprehensive, and provides a suitable baseline for the SA of the emerging Local Plan.</p> <p>Overall Natural England is satisfied with the baseline information given, we welcome the inclusion of Biodiversity and Geodiversity, Soils, Landscape and Greenspaces.</p>	<p>Noted, no action required.</p>
<p>Whether there are any additional key sustainability issues that should be included.</p> <p>We would wish to see issues concerning:</p> <ul style="list-style-type: none"> • sustainable transport, including promoting travel by public transport, cycling and walking, amongst other aspects; • conservation and enhancement of the coast and countryside; • enhancement of local landscape (and townscape) character and quality, and local distinctiveness; • conserving and enhancing biodiversity and geodiversity; • the necessity to provide, conserve, maintain and enhance green infrastructure for its wide ranging contribution to biodiversity, geodiversity, as a recreation resource for the benefit of the health and well-being of residents, and as a means of mitigation against the effects of climate change; • visitor and development pressure affecting sites of biodiversity value; • the necessity to provide, conserve and maintain access to green and open spaces; and rights of way; and 'the role that access to greenspace and the natural environment can play in combating obesity and poor health'. While all of these issues are 	<p>Noted. The list of issues provided here appear to be mainly objectives, rather than locally specific key sustainability issues. A number of these issues are already addressed within the key sustainability issues listed in Chapter 4 of the Scoping Report, and others are addressed within the SA framework in Chapter 5 of the Scoping Report.</p>

Consultee Comment	Response/comment
<p>environmental, they also (particularly in the case of sustainable transport, green infrastructure and greenspace) contribute towards economic and social objectives.</p>	
<p>Whether the SA framework is appropriate and includes a suitable range of objectives.</p> <p>We would wish to see sustainability objectives covering the following, as relevant:</p> <ul style="list-style-type: none"> • Conserving and enhancing landscape (and townscape) character and quality; and local distinctiveness; including historic landscape. SA objectives 12a and 14. • Protecting and enhancing biodiversity, including both habitats and species, and maintaining and enhancing internationally, nationally, regionally and locally designated wildlife sites and priority habitats. SA objective 13. • Conserving and enhancing geodiversity; including conservation of the soil resource. SA objective 13. • Maintaining, creating, restoring and enhancing the quality of and opportunities for public access to good quality rights of way, open space, countryside and coast. SA objective 11a. • Maintaining and where possible improving the quality of air, reducing emissions and limiting air pollution to levels that do not damage natural systems, including human health. SA objective 15a. • Maintaining and where possible improving the quality of water, minimising water pollution, ensuring that water is used more efficiently and avoiding, promoting Sustainable Urban Drainage and reducing and managing flood risk. SA objectives 15e and 16d. • Conserving & protecting other natural resources. SA objective 17. • Maintaining and enhancing human health, including enhanced health from access to green spaces and improved equitable 	<p>It is considered that the SA framework addresses all of the issues listed. The relevant SA objectives are noted in red next to each issue in the left hand column.</p>

Consultee Comment	Response/comment
<p>access to a healthier, happier and more sustainable lifestyle. SA objective 7.</p> <ul style="list-style-type: none"> Minimising the irreversible loss of undeveloped land and productive agricultural holdings. SA objectives 15c and 15d. Reducing the contribution to climate change and enabling adaptation to climate change which is already locked in. SA objective 16. Meeting an increased proportion of energy needs from renewable sources. SA objective 16c. Minimising waste, and promoting the re-use and recovery of waste through increased recycling and/or composting. SA objective 17. Minimising car use & encouraging more sustainable means of transport including public transport, walking & cycling. SA objective 6. Incorporating the highest standards of sustainable design and construction in both existing and new development. SA objectives 2a, 8c, 17e and 18b. 	
<p>We would wish to see indicators for meeting the above objectives, and these should include amongst others:</p> <ul style="list-style-type: none"> The use of Landscape Character Assessment to provide baseline information, targets and indicators for 'landscape' and 'townscape'; Biodiversity Action Plan targets; Habitat and species targets aligned to the work of the North West Biodiversity Forum; Use of Natural England's 'ANGSt' standards for green space, and, Quality and length of Public Rights of Way, national standards such as 'Green Flag' for parks and open spaces. 	<p>Noted. Indicators for the SA objectives will be considered at a later stage of the SA process, in line with the requirement to consider monitoring measures for any significant effects identified. These proposed indicators will be taken into account at that stage.</p> <p><i>Proposed monitoring indicators are now set out in Chapter 7 of this SA Report for the Preferred Options Local Plan and these suggested indicators have been taken into account as relevant.</i></p>

Consultee Comment	Response/comment
English Heritage (now Historic England)	
<p>Paragraph 2.7 – it is important to be mindful of the definition of sustainable development in the NPPF which covers protecting and enhancing the historic environment together with seeking positive improvements in the quality of the historic environment.</p>	<p>Noted. It is not considered necessary to amend this paragraph; however the principles of sustainable development (as defined in the NPPF) are being taken into account throughout the SA.</p>
<p>Up to date information on designated heritage assets can be obtained from the National Heritage List for England (http://list.english-heritage.org.uk/) and the 2012 Heritage at Risk statistics will be available from mid-August. It is important to remember that the Register only covers grade I and II listed buildings so cannot be construed as representing the totality of heritage at risk in Burnley. The 2011 Register included 5 building entries and in addition 4 Conservation Areas at Risk. You state that there is only 1 up to date Conservation Area appraisal but you should also refer to the suite of heritage appraisals undertaken for housing market renewal and the preparation of area action plans. Information is also available from the Lancashire Historic Town Assessments, the Lancashire Historic Landscape Characterisation and the Lancashire Historic Environment Record. You should also include information from the Lancashire Textile Mills Survey which indicates 12 mills at high risk in Burnley.</p>	<p>Noted. The information provided in Chapter 3 of the Scoping Report in relation to the historic environment has been updated and amended where appropriate, taking into account these suggested information sources. Information from the forthcoming 2012 version of the Heritage at Risk Register will be drawn on when the baseline information is updated later in the SA process.</p> <p><i>The baseline information has been regularly updated throughout the SA process, including most recently during the preparation of this SA Report for the Preferred Options Draft version of the Local Plan. Reference is made in the baseline information (see Appendix 3) to the most recent version of the Heritage at Risk Register.</i></p>
<p>Buildings at risk are highlighted as a key environmental sustainability issue, in the light of the above information I suggest that this be both broadened and made more specific to cover all heritage at risk and mills at risk as a key component of local distinctiveness in Burnley. Other issues may arise from reviewing the heritage assessments.</p>	<p>Noted. The key sustainability issue relating to listed buildings at risk has been amended to also refer to textile mills.</p>
<p>Figure 5.1 – The objectives and ‘will it’ questions are supported and I suggest you can cross check these against our guidance which suggest questions.</p>	<p>Noted. The questions in the SA framework have been cross checked with those included in English Heritage’s guidance. It is considered that they are appropriate and no changes have been made.</p>
<p>Figure 5.3 – When understanding impact on the historic environment and the scope for mitigation it is important for the results of the scoring matrix to be accompanied by explanation/commentary. We welcome the inclusion of the justification column and would expect this to set out more detailed information on impacts on heritage assets and their setting and the wider</p>	<p>Noted. The justification column will be completed along with the remainder of the appraisal matrices during the later stages of the SA.</p> <p><i>As stated above, a detailed justification for each SA judgement made (including in relation to the historic environment) is provided within the SA</i></p>

Consultee Comment	Response/comment
historic environment.	<i>matrices that have now been completed for the policy and site options and the draft policies.</i>

Table A1.2: Consultation comments and responses from the Interim SA Report consultation (March 2013)

This table was originally prepared by Burnley Borough Council officers and presented in the SA Report for the Issues and Options consultation (February 2014). Note that references within this table to page numbers, paragraph numbers and appendices all refer to those in the March 2013 Interim SA Report. The response/comment column explains how the comments were addressed by the Council in the SA Report for the Issues and Options consultation (February 2014). In some cases the comments made at that time have now been superseded by the SA work undertaken since – where this is the case, additional text has been added underneath in *italics* to update the response previously provided.

Consultee Comment	Response/comment
English Heritage (now Historic England)	
Unable to comment at this stage but welcome the opportunity to comment during formal consultation on the Issues and Options.	Noted, no action required.
Natural England	
Following on from our comments at the SA Scoping report consultation in July 2012 (reference 56824) Natural England considers that all the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633), which incorporates the European SEA Directive (Directive 2001/42/EC), have been met.	Noted, no action required.
<p>Overall Natural England considers that the environmental SA objectives, in particular:</p> <p>8. To improve mental and physical health through the development of accessible and varied opportunities for leisure, recreation and sport including improved access to the wider countryside and natural green space, and the development of green infrastructure.</p> <p>9. To protect and enhance the natural environment, biodiversity and habitats and to promote their extension, connectivity and positive management.</p> <p>and some of the social and economic objectives could be improved by further emphasising the importance of Green Infrastructure (GI) and its multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change.</p>	No action required. The importance of GI is accepted and it is included in the Local Plan Objectives (Number 8). GI will be a policy issue for the Local Plan and the SA Objectives will be used to test these policies, supported by the Burnley GI Study. It is considered that the SA Objectives as they stand cover the topic areas of GI and therefore can be used to effectively test the sustainability of any GI policy.

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Consultee Comment	Response/comment
<p>Natural England has produced standing advice, which is available on our website Natural England Standing Advice to help the local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, the local planning authority may need to undertake further consultation with Natural England.</p>	<p>Considered to be an issue for development management policies in the Local Plan. The comments will be passed on to the relevant officers.</p>
<p>The report area should ensure it has sufficient information to fully understand the impact of the potential proposals on any local wildlife sites, and the importance of this in relation to development plan policies.</p>	<p>The evidence base contains information on local wildlife sites (LWS) that can be used to appraise any impacts. The SA will ensure that development plan policies will be in line with the NPPF, which requires that LWS are protected, "... commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks." (paragraph 113, p.26).</p> <p><i>The site options considered for inclusion in the SA have been assessed to take into account their potential impacts on Local Wildlife Sites as well as other biodiversity designations.</i></p>
<p>Monitoring and Indicators - suggestions made as to potential indicators.</p>	<p>SA indicators and Annual Monitoring Report indicators will be reviewed as the Local Plan is produced. The suggestions will be considered in terms of relevance, effectiveness, and resources.</p>
<p>Natural England welcomes the thorough list of international, national and local review of policies, plans and programmes. It appears to cover all relevant documents. It will be crucial to update this list during the next stage of the SA process to ensure emerging policies, plans and programmes are added to the baseline.</p>	<p>The PPP will be reviewed at each consultation stage.</p> <p><i>The PPP review has been updated most recently as part of the preparation of this SA report, see Appendix 2.</i></p>
Environment Agency	
<p>The SA provides no definition of 'sustainable development' or commentary on what your council sees as its sustainable vision for the future of the area... this could be done by linking the environmental considerations more explicitly to Chapter 4.</p>	<p>A definition of sustainable development is provided in the NPPF and the SA has been undertaken in line with that definition.</p>
<p>Appendix 1 identifies some of the key questions which are asked to</p>	<p>This refers to the Sustainability Objectives which have previously been</p>

Consultee Comment	Response/comment
determine whether the plan achieves 'sustainable development'; we propose that some additional questions should be asked:	consulted on in the Scoping Report. Any suggested enhancements to the objectives will be considered as they may improve the quality of the SA.
13. Will it conserve or enhance the habitats of protected and/or important species?	Amend sub-objective 13a or 13b to specifically refer to these habitats.
14. Will it improve water quality?	Assume this refers to SA Objective 15 and not 14. Sub-objective 15a is considered to cover this issue.
15. Will it identify opportunities to adapt to and mitigate the impacts of climate change?	Assume this refers to SA Objective 16 and not 15. No change required as the sub-objectives cover the opportunities for adaptation or mitigation.
16. Will it reduce the risks of flooding and promote good surface water management?	Add as a sub-objective under SA Objective '15. To protect and improve environmental quality and amenity' as flooding does not only occur as a result of climate change.
Some additional commentary to describe the key measures and the environmental baselines could help strengthen the document and make it easier to track progress/improvements over the course of the plan.	The text will be amended to take this into account.
The Lancashire County Council Burnley Commissioning Plan includes information on air quality which is not referred to within the SA.	Obtain the air quality information and add to the evidence base.
<p>Local Plan Objectives: we would propose new additions similar to:</p> <p>12. Reduce the risks of flooding in the borough for the benefits of local residents and businesses.</p> <p>13. To improve water quality and promote opportunities for developments to contribute towards the regions objectives in the Water Framework Directive.</p> <p>14. Recognize the advantages and opportunities to increase waste recycling.</p>	Considered to be an issue for the Local Plan. The comments will be passed on to the relevant officers.
We believe the appraisal can do more to acknowledge and integrate solutions to achieving the regions objectives in the Water Framework Directive. Amendments to paragraph 4.1.15 could be made to take account of the supporting evidence.	The description of water quality in section 4.1.15 will be amended to take into account the additional evidence provided.
Developing sustainably must include identifying and taking opportunities to	The SA will ensure that if Local Plan policies do not cover these issues then

Consultee Comment	Response/comment
integrate sustainable drainage strategies, remove weirs and to deculvert watercourses. Buffer zones should be designed in to proposals, a minimum of 4 metres at the edges of ordinary watercourses (but sometimes more depending on the species and needs of that river or catchment) and buffer zones of up to 8 metres will need to be reserved for developments situated next to main rivers.	they will be put forward as mitigation.
For the SA, we suggest reducing flood risk should be an objective in its own right by amending paragraph 2.2 (note – this refers to additional Local Plan objectives).	Considered to be an issue for the Local Plan. The comments will be passed on to the relevant officers. The SA Objectives will include two sub-objectives relating to flooding under environmental quality and climate change.
In the alternatives section (option 1) can it better describe the links to sustainable transport by highlighting the relationship between increases in road traffic, CO2 emissions and climate change?	More detail will be added to the comments in the appraisal as the options and policies are developed.
Paragraph 4.1.4 refers to "good grades" at GCSE. Does this mean grades A-C?	Good grades are defined as A* to C. This will be described in the text for clarity.
Link the SA to the Integrated Catchment Management Plan for the Ribble (2007).	This Plan has been missed from the review of Plans, Policies and Programmes in the July 2012 Scoping Report. The Scoping Report will be amended.
Table 1.1 of Appendix 1. Formatting (bold).	Amended.
Pg 46 and 66/67 are blank.	The document formatting settings automatically insert blank pages so that each new section is on a right hand page.

Table A1.3: Consultation comments and responses from the Issues and Options SA Report (February 2014)

Note that references within this table to page numbers, paragraph numbers and appendices all refer to those in the February 2014 SA Report.

Consultee Comment	Response/comment
English Heritage (now Historic England)	
<p>English Heritage recommends that an SEA Report should be tailored to the type, purpose and level of plan under consideration and include a clear and robust understanding of the following:</p> <ul style="list-style-type: none"> · The significance of the heritage assets (including their settings) within and adjacent to the plan area. · How the sustainability objectives impact on the significance of heritage assets (including their settings) and the wider historic environment. · How the proposed plan policies and plan alternatives impact on the significance of the heritage assets (including their settings). · What steps can be taken to avoid or minimise any adverse impacts on the significance of heritage assets (including their settings). · What steps can be taken to optimise any benefits to the significance of heritage assets (including their settings). <p>It is expected that the key findings of the appraisal process, including mitigation measures, should be set out in the main body of the Environmental Report and in the Non-Technical Summary rather than being confined to appendices. It is recommended that a topic-based approach, including a section on cultural heritage, be used in the report. Further information on this can be found in our guidance (page 15).</p> <p>English Heritage strongly advises that the conservation staff of the local authority are closely involved throughout the preparation of the SEA of the Plan. They are best placed to advise on local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.</p>	<p>Noted. Guidance on SA published by Historic England (formerly English Heritage) will be referred to as appropriate throughout the SA process. The findings of the SA at the Issues and Options stage were summarised in the main body of the SA report as well as being presented in full in appendices, and this approach has again been taken in this SA report for the Preferred Options Draft. It is considered appropriate to include individual SA matrices as appendices due to their length. While the SA has not been undertaken using a topic-based approach, the baseline information includes a detailed section on cultural heritage and this topic is addressed through SA objective 12. Consultation comments provided by Burnley Borough Council’s heritage and design officer in relation to the impacts of development site options on the historic environment have been taken into account in the SA of site options.</p>

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Consultee Comment	Response/comment
Environment Agency	
<p>Pages 37–38, Table 4.1: we would recommend the inclusion of the Water Framework Directive targets for the waterbodies in Burnley as a key environmental issue in this table. The location, design and type of development will be key to helping to meet the targets set for 2027 and the policies of the Local Plan will provide the framework for this.</p>	<p>Noted, this key issue has been added to the table in this SA report (see Table 3.1).</p>
<p>The reference to untidy land in Table 4.1 would be strengthened by making mention of illegal waste activities. This is a major issue across East Lancashire as vacant sites and buildings are often used to illegally dispose of waste, often in areas of high deprivation. The Local plan will play a major role in regenerating these sites which will contribute to reducing levels of illegal activity.</p>	<p>Noted. The updated baseline information (see Appendix 3 of this report) makes reference to the problems of illegal waste activities in Burnley.</p>
Natural England	
Suitability of Housing Allocations	
<p>The Sustainability Appraisal sets out that all of the site options may have a negative impact on biodiversity as sites are at least 1km of designated sites and most of the designations are within 250m of such designations. The SA identifies that the two sites, Former Ridgewood High School and Land off Rossendale Road are expected to have significant effects on landscape. Natural England recommends that sites go forward to the Local plan which have the least significant effects. If the Former Ridgewood High School and Rossendale Road sites go forward Natural England would expect to see that other sites have been ruled out through testing the value of alternatives under SEA process.</p>	<p>Noted. The SA findings in relation to biodiversity for all of the sites are uncertain, recognising the potential for effects to be mitigated, for example through appropriate design. The Council’s reasons for selecting or rejecting sites for inclusion in the Preferred Options Local Plan are set out in Appendix 7.</p>
<p>Natural England also recommends that brownfield sites are looked at more favourably in line with Par 111 from the NPPF.</p> <p><i>‘Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.’</i></p>	<p>Noted. The assumptions that have been used in the SA result in sites being scored more positively against SA objectives 2, 14, 15, 16 and 17 if they are on brownfield land.</p>

Consultee Comment	Response/comment
<p>Natural England have noted that many of the sites require Bat surveys and that Burnley's Protected Species survey have identified protected species on some of the sites.</p> <p>Natural England's standing advice provides guidance on how protected species should be dealt with in the planning system. Specific advice on bats is provided within the detailed species sheets.</p> <p>As bats are a European Protected Species protected under the Conservation of Habitats and Species Regulations 2010 (as amended), a licence is required in order to carry out any works that involve certain activities such as disturbing or capturing the animals, or damaging or destroying their resting or breeding places. It is for the developer to decide whether a species licence is needed to carry out work directly connected with the proposed development as well as associated mitigation work. If these sites are brought forward the developer may need to engage specialist advice in making this decision.</p> <p>Development Management policies should promote the preservation, restoration and re-creation of protected / priority habitats, ecological networks and the protection and recovery of protected /priority species populations and incorporate biodiversity within and around developments.</p>	<p>Noted. The policies in the Natural Environment section of the Local Plan address this issue and provide some mitigation for the potential impacts of other Local Plan policies on biodiversity.</p>
<p>Employment Sites</p> <p>The SA has highlighted that sites at Blackburn Road, Burnley Bridge, Eaves Barn Farm, Knowledge Park, Westgate and Widow Hill are within 250m of Biological Heritage Sites or Forest of Burnley sites. Natural England suggests that these sites should not be brought forward if they are likely to have adverse impacts on the local sites. If this cannot be avoided, appropriate mitigation should be put in place.</p>	<p>Noted. The SA findings in relation to biodiversity for all of the sites are uncertain, recognising the potential for effects to be mitigated, for example through appropriate design. The Council's reasons for selecting or rejecting sites for inclusion in the Preferred Options Local Plan are set out in Appendix 7.</p>
<p>The SA also states that the majority of employment sites are located on greenfield land and are therefore expected to have negative effects on landscape, climate change, and soil quality. As mentioned above Natural England also recommends that brownfield sites are looked at more favourably in line with Par 111 from the NPPF, provided they do not have any ecological value. We note that the site at land off Rosendale Road is</p>	<p>Noted. The assumptions that have been used in the SA result in sites being scored more positively against SA objectives 2, 14, 15, 16 and 17 if they are on brownfield land.</p> <p>The land off Rosendale Road site has been significantly reduced in size (see Appendix 7) since the Issues and Options consultation.</p>

Consultee Comment	Response/comment
<p>very large in relation to other options in the Borough and is in a prominent location, so may have potential significant negative effects on landscape.</p> <p>Natural England recommends that sites which go forward to the Local plan should have the least significant effects on the natural environment. If the Rossendale Road site goes forward Natural England would expect to see that other sites have been ruled out through testing the value of alternatives under SEA process. The plan should avoid locating development within an area that would impact on a locally valued landscape or it should be demonstrated how the development will enhance the character of these areas.</p>	
<p>The SA identifies that these sites are located on Grade 3 agricultural land. Best and Most Versatile land (BMV) is defined as Grades 1,2 and 3a The plan should safeguard the long term capability of BMV land and make clear that areas of lower quality agricultural land should be used for development in preference to the BMV land. Avoiding loss of BMV land is the priority as mitigation is rarely possible. Retaining BMV land enhances future options for sustainable food production and helps secure other important ecosystem services. Soil resources should be mentioned in the next stage of the Plan, in order to be consistent with Para 112 of the NPPF, which states that 'Where significant development of agricultural land is demonstrated necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of high quality.'</p>	<p>Noted. All of the site options have been appraised in relation to their impacts on soil loss, with sites being scored more negatively if they would result in the loss of Grade 3 agricultural land (the highest quality agricultural land in Burnley Borough). The Council's reasons for selecting or rejecting sites for inclusion in the Preferred Options Local Plan are set out in Appendix 7.</p>
<p>Following on from our comments at the SA Scoping report consultation in April 2013 (reference 79976) Natural England considers that all the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633), which incorporates the European SEA Directive (Directive 2001/42/EC), have been met.</p> <p>Overall Natural England considers that the environmental SA Objectives, in particular:</p> <p>13. To protect and enhance the borough's biodiversity and geodiversity</p> <p>15. To protect and improve environmental quality and amenity</p> <p>and some of the social and economic objectives, particularly those focused around health inequalities and access to amenities could be improved by</p>	<p>Noted. It is considered that the SA objectives adequately cover the issue of green infrastructure, which (as noted by Natural England) is a cross cutting theme which affects a number of the SA objectives.</p>

Consultee Comment	Response/comment
<p>further emphasising the importance of Green Infrastructure (GI) and its multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change. This would assist in ensuring that GI is an integral, cross-cutting theme. Good quality local accessible green space, ecosystems and actions to manage them sustainably offer a range of benefits, e.g.:</p> <ul style="list-style-type: none"> • Access to local greenspace can reduce health inequalities. • Increased and improved accessibility to greenspace can help increase physical activity. • Contact with greenspace can help improve health and wellbeing. • Green space contributes to functioning ecosystem services that can have a positive influence on health. Ecosystem services can assist in adapting to the extremes of climate change, e.g. green areas have less heat-island effect than built up areas. <p>Greenspace can also help improve air quality and respiratory irritants. Function ecosystem services can also mitigate the risks associated with flooding from extreme rainfall events.</p>	

Table A1.4: Consultation comments and responses from the SA of Additional Site Options (August 2014)

Note that the consultation responses set out in this table have been summarised where appropriate due to the length of the original comments.

Consultee	Consultee Comment	Response/comment
Natural England	<p>Natural England has highlighted [in the preceding part of its consultation response] that the newly proposed development sites and amendments to existing proposed sites could have significant effects on the environment. Natural England believe that more emphasis should have been given to the above sites through the appraisal process, in terms of its impacts on the nearby SPA, SAC and SSSI. For example when appraised under the Biodiversity objective, the commentary does not mentioned the nearby European site, while it does however refer to the nearby Local Sites. Natural England also believe these sites should have be given more negative rating (than minor negative) through the appraisal process within the Sustainability Appraisal (SA).</p>	<p>The additional sites were subject to SA in line with the assumptions that are now presented in Appendix 4 of this SA report. Potential significant effects are identified where site options are within 1km of a designated site. A separate HRA has also been undertaken, which considers the potential for sites included in the emerging Local Plan to have likely significant effects on European sites and Natural England is being consulted on that separately.</p>
Environment Agency	<p>We note that a separate SA has been produced for the Additional Sites, rather than a review of the Local Plan Issues and Options Sustainability Appraisal which was consulted on earlier this year. Undertaking a separate SA in this way may lead to important likely cumulative, secondary or synergistic effects not being accurately identified, such as the potential number of dwellings proposed in FZ 2 and 3. Furthermore, the Additional Sites SA does not identify any mitigation, which the first SA does. This creates an inconsistent approach in the iterative SA process and does not follow guidance, which should be avoided.</p> <p>We would recommend that the first SA is reviewed to include the additional sites which will enable cumulative, synergistic and secondary effects, and mitigation to be more thoroughly assessed. It is important that these issues are identified as early as possible in the production of the Local Plan so that appropriate policies and mitigation can</p>	<p>Noted. This updated SA report draws together the SA work undertaken previously and the SA work undertaken since the consultation on Additional Sites, and considers the likely cumulative effects of the Local Plan as a whole.</p>

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Consultee	Consultee Comment	Response/comment
	be produced.	
CPRE	<p>Least sustainable site for residential use is at Copy Wood due to its relative isolated rural location. Thereafter the sites situated to the east of Burnley at Worsthorne, Heckenhurst Reservoir and Red Lees Road, would cause most loss to the countryside with significant landscape impacts that have not been adequately recorded in the SA. Disagree that these residential sites at Worsthorne, Heckenhurst Reservoir and Red Lees Road have a positive effect on SA objective 6: Sustainable Transport as the sites are situated along roads with speeds that have safety issues for both pedestrians and cyclists.</p> <p>Argue against the inclusion of the Land South of Crow Wood and Land at Craggs Farm.</p> <p>Endorse further ecological assessment for those sites within 250m of a protected site.</p>	Noted. The additional sites were subject to SA in line with the assumptions that were used to ensure consistency between the site appraisals, in a way that is considered appropriate for a strategic level SA. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Miss Samantha Abdoollah	Opposition to Lawrence Avenue Traveller site option. Disagrees with some of SA findings for the site, with particular concern about financial burden of the site and impacts associated with litter, increased crime and other impacts on local community.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr Bernard Hargreaves	Objection to the Heald Road Traveller site option. Concerns include impacts on natural environment (specifically biodiversity), loss of open space, unsuitable neighbouring uses which could affect Travellers at the site, financial costs, impacts on property prices, increased crime, litter and lack of sustainable transport links (bus stop referred to in SA is a supermarket subsidised bus which could be withdrawn any time).	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. The SA no longer considers the location of bus stops as the revised assumptions involve drawing on the Council's site assessment work in relation to sustainable transport provision at/near each site.
Miss Jean Williams	Opposition to Lawrence Avenue Traveller site option. Concerns about impacts on surrounding built environment and disagree with positive effect identified in the SA.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated

Consultee	Consultee Comment	Response/comment
		to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Miss Julie Robinson	Opposition to Lawrence Avenue Traveller site option. Questions the need for the site. Concerns about negative effects on local economy and house prices, as well as impacts on cultural heritage.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Maureen Chapman	Opposition to Lawrence Avenue Traveller site option. Site should be used for housing instead. Could place strain on job opportunities if Travellers also seek employment locally. Concerned about impacts on house prices and potential friction between Travellers and settled community.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. The Local Plan provides for employment land development to meet the needs of the growing population.
Mr Damian Eastwood	Opposition to Marlborough Street site option. Concerned about impacts on existing residents and on crime rates locally as well as lack of sustainable transport links. SA only takes into account impacts on Gypsies and Travellers and not settled community. Concerns about impacts on economy and house prices.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Edith Eastwood	Objection to the Heald Road Traveller site option. Disagree with positive effects on sustainable transport identified through the SA and concerned about impacts on traffic levels. Concerns about strain on healthcare facilities and impacts on housing market.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. The revised assumptions involve drawing on the Council's site assessment work in relation to sustainable transport provision at/near each site, which has resulted in the scores for a number of the sites in relation to SA objective 6: sustainable transport being revised to reflect what is considered to be a more robust methodology.
Ms Elaine Furness	Objection to the Heald Road Traveller site option. Concerns about impacts on built environment, crime levels and	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site

Consultee	Consultee Comment	Response/comment
	employment opportunities. Suggests a purpose built site elsewhere.	appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Catherine Gardner and Mr Andrew Gardner	Objection to the Lawrence Avenue Traveller site option. Council has not undertaken appropriate consultation with local people and questions the need for the site. Options presented do not allow for all 28 required pitches being delivered on one site. Concerned about impacts on community cohesion, antisocial behaviour and quality of built environment as well as ongoing regeneration of the area and plans for new housing there. SA findings rely on assumption that site would be well designed and maintained which won't necessarily be the case.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. Various policies within the Local Plan (Preferred Options Draft) relate to the requirements for development to be designed to high standards, and these policies would apply to any allocated sites.
Sam Greenwood	Objection to the Heald Road Traveller site option. Concerns about impacts on landscape and biodiversity if full site area is used. Also concerns about levels of access, traffic generation, potential negative effects on tourism and recreation in the area, house prices and crime.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr David Heslop	Objection to the Heald Road Traveller site option. Raises concerns about contaminated land, funding of the scheme, number of pitches to be accommodated, crime levels, impacts on users of the nearby marina and neighbouring properties, and capacity at local schools.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr Dave Hortin	SA is inadequate and unsound as methodology is different to that used at the Issues and Options stage - cumulative, synergistic and secondary effects not appraised and mitigation not proposed. Cumulative landscape impacts of a number of site options not considered in the SA. SA should be revised so all sites put forward so far are appraised together. Landscape assumptions used in SA are inappropriate - 10ha threshold is too high.	Noted. This updated SA report draws together the SA work undertaken previously at Issues and Options and as part of the Additional Sites consultation, as well as the SA work undertaken since then. It considers the likely cumulative effects of the Local Plan as a whole including in relation to landscape impacts (see Chapter 6).
Dickman Associates for	Suggested an additional site (Cemetery Road, Padiham) as	The suggested Cemetery Road site was assessed by Burnley

Consultee	Consultee Comment	Response/comment
the Huntroyde Estate and Colin and Christine Isherwood	a site option to be considered by the council. Acknowledge that council has taken on board suggestions for residential developments at Craggs Farm and Grove Lane, Padiham. Suggested changes to the SA assessments of both sites due to inaccuracies of information presented in the SA report.	Borough Council through the SHLAA process (site code HEL/082) but at 0.18 hectares it was too small to be considered for allocation and therefore was not a reasonable alternative in SA terms.
Mrs Clare Jackson	Objection to the Land to the rear of 34 Mosley Road site option. Raised concerns about impacts on biodiversity, public rights of way through the site and traffic. Suggests that there are alternative sites available such as further cleared land in Burnley Wood or at bottom of Hollingreave Road.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr Robert Jarvis	Objection to the Heald Road Traveller site option. Raises concerns particularly in relation to traffic generation and access, refuse collection funding and house prices. Disagrees with some findings of the SA for the site.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Ann Lord	Objection to Lawrence Avenue Traveller site option. Raises concerns in relation to impacts on regeneration, crime and the strain on education. Disagrees with the assertion that there will be a positive effect on sustainable transport.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. The revised assumptions involve drawing on the Council's site assessment work in relation to sustainable transport provision at/near each site, which has resulted in the scores for a number of the sites in relation to SA objective 6: sustainable transport being revised to reflect what is considered to be a more robust methodology.
Ms Denise O'Brien	Objection to Heald Road Traveller site option. Raises concerns in relation to natural environment (particularly impacts on bats), crime and funding. Disagrees with the assessment on SA objectives 5 and 7. Suggests that council should be prioritising homelessness.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.

Consultee	Consultee Comment	Response/comment
Mr Eric Plane and Mrs Lynn Plane	Objection to Lawrence Avenue Traveller site option. Raise concerns on potential impact on regeneration, deprivation, crime and the environment (particularly the effect of litter) and therefore do not agree with the SA findings for objectives 2,3, 9 and 15.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Beryl Rumney	Objection to Heald Road Traveller site. Considers the site to be inappropriate due to potential impact of increased waste generation, impact on natural environment (particularly protected species i.e. bats) and impact on landscape due to loss of trees.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mrs Edna Smith	Objection to Heald Road Traveller site. Disagrees with some of the SA findings for the site, including SA objectives 6 and 11. States that the wrong information has been presented in relation to SA objective 7, and the assessment should be corrected. Has concerns in relation to impacts on bats and rare flowers (orchids) and developing on a potentially contaminated site.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation. The revised assumptions involve drawing on the Council's site assessment work in relation to sustainable transport provision at/near each site, which has resulted in the scores for a number of the sites in relation to SA objective 6: sustainable transport being revised to reflect what is considered to be a more robust methodology.
Mr Philip Smith and Mrs Irene Smith	Objection to Heald Road Traveller site. Disagrees with some of the SA findings for the site with particular concern regarding effects on regeneration, crime levels, health of local residents, natural environment and landscape.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr Jack Whittaker	Objection to Heald Road Traveller site. Raises concerns in relation to the level of publicity that was undertaken for consultation. Has concerns about house prices, crime and amenity of adjacent residents.	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.
Mr Ian Woolstencroft	Objection to Heald Road Traveller site. Raises concern that new traveller site will reduce prices of new private homes	Noted. The additional sites were subject to SA in line with the assumptions that were devised to ensure consistency between site

Consultee	Consultee Comment	Response/comment
	at Lower Mead Drive and have a negative effect on natural environment. As such, there is disagreement with the findings of SA objective 13.	appraisals. The site appraisals have since been revised and updated to take into account the minor changes made to the assumptions since the Additional Sites consultation.

Table A1.4: Consultation comments and responses from the SA of Preferred Options Local Plan (July 2016)

Note that the consultation responses set out in this table have been summarised where appropriate due to the length of the original comments.

Consultee	Consultee Comment	Response/comment
Natural England	<p>Stated that Natural England agrees with the conclusions of the SA. Note there are some unresolved uncertainties in the SA. Suggested that these negative and uncertain effects should be explored further in the next iteration of the SA as avoidance and/or mitigation measures may be required in order to reduce harm to the environment. As more information becomes available the findings should become more refined.</p>	<p>Noted. Uncertainties taken into account in the SA of the Local Plan are discussed in Chapter 2. The SA for the Proposed Submission Draft Local Plan has taken into account any proposed mitigation.</p>
Environment Agency	<p>Stated that Environment Agency are generally supportive of the SA and its findings. We appreciate that it is not a requirement to publish a SA at this stage of Plan production and find it useful to be able to comment before the final SA Report.</p> <p>Noted that in paragraphs 4.17 (Housing) and 4.32 (Employment Land) of the SA that reference is made to site allocations being outside Flood Zone 3b, the functional floodplain. Any development of this type in Flood Zone 3b would be contrary to national planning policy and therefore it should be expected that there will be no site allocations in Flood Zone 3b. Any development proposed in Flood Zones 2 or 3a would require both the Sequential and Exception Tests to be passed.</p> <p>Highlighted that at this stage of the Plan production there was no direct reference to mitigation in the SA, which we would expect. No reference is made to the mitigating effects of a policy on other policies. For example, SP6, provides additional mitigation to policies CC4 and CC5, particularly where development is proposed on greenfield land.</p>	<p>Noted. The SA for the Proposed Submission Draft Local Plan has taken into account any proposed mitigation.</p>

Consultee	Consultee Comment	Response/comment
Historic England	No comment (due to lack of resources).	
Lancashire County Council	<p>The consultation response in relation to public health issues makes a number of recommendations for the plan, reflecting public health and wellbeing issues for Burnley. These include:</p> <ul style="list-style-type: none"> • reducing the IMD score of the 12 most deprived wards in Burnley. • support a reduction in the current rate of people killed or seriously injured on roads whilst also promoting active travel in a way that is safe and sustainable. • supporting healthy eating through considering the location of hot food takeaways in the vicinity of schools. • promoting walking, cycling and active play, particularly in relation to access by those who live in areas of significant deprivation. • Considering design and promoting physical activity in older people. • Supporting active travel, considering access to takeaways and food outlets and promoting physical activity. • Supporting smokefree areas in playgrounds. • Incorporate adequate and appropriate green infrastructure. • Considering impacts of development on air quality. • Consider incorporation of crime prevention measures into design. • Considering the needs of an ageing 	<p>The comments were not directed at the SA, however the recommendations are reflected in the SA objectives, the relevant objectives are listed below:</p> <p>3, To reduce deprivation in urban and rural areas</p> <p>6, To reduce the need to travel and increase the use of sustainable transport modes</p> <p>7, To improve physical and mental health and reduce health inequalities.</p> <p>8, To improve access to a range of good quality, resource efficient and affordable housing</p> <p>9, To reduce crime, disorder and the fear of crime</p> <p>10, To increase social inclusion</p> <p>11, To improve access to services, amenities and jobs for all groups.</p>

Consultee	Consultee Comment	Response/comment
	<p>population.</p> <ul style="list-style-type: none"> • Considering access to groups, activities and services. 	
Sue Goodfellow and Simon Kent	<p>Appendix 13 evaluates the site HS1/15 as having a number of plus points regarding the likely effects of the proposed development. These can be disputed as shown below:</p> <ul style="list-style-type: none"> - Brownside is a residential area with few, if any, businesses and services. The positive effects will be limited. - The Bus route is under constant jeopardy of being cancelled. Public transport is cut off in the early evening. - The Bus route is under constant jeopardy of being cancelled. Public transport is cut off in the early evening. - The School is currently at capacity. 	SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of a large number of site options, a detailed set of assumptions for defining minor and significant effects was developed and applied. These assumptions are presented in Appendix 4 .
James Pollard and Sons	<p>Stated that the SA refers to the site [Land at Red Lees Road, Burnley] not being taken forward as a proposed allocation, but no explanation is given, nor is there any reasoning published as to the decision making process for sites included or excluded as potential allocations. Acknowledged understanding that this detail will be published at Submission stage and will make further representation accordingly, if necessary.</p>	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options.
HF Eccles and Sons	<p>Highlighted that there are some discrepancies in how Brownside Road and Butchers Farm have been assessed against the SA objectives compared with adjacent sites. Question why Brownside Road and Butcher Farm sites were discounted.</p>	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options throughout the SA.

Consultee	Consultee Comment	Response/comment
Lord Shuttleworth and Tom Kay Shuttleworth	Agree with the assertions made in the SA site appraisal for site HS1/2	Noted.
Kenneth Duxbury	Noted that the SA states the potential capacity for Gordon Street Mill, Lennox Street as being 25 houses, but in the preferred options the site is acceptable for 39 dwellings.	Noted. Capacity stated as 39 in both documents.
Deborah and Gerald Stott	<p>Stated concern over site HS1/26 being close to a landfill site and the impact that disturbing this ground could have on health. Stated that this should have been mentioned in the SA.</p> <p>Questioned the significant positive scoring given in the site appraisal for HS1/26 for several objectives, including 6: Sustainable transport, 7: Health and 11: Access to jobs and services.</p>	SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of a large number of site options, a detailed set of assumptions for defining minor and significant effects was developed and applied. These assumptions are presented in Appendix 4 .
M Henderson	Queried why site HEL/92 was not allocated in the Preferred Options Local Plan given its equal SA scoring with some allocated sites.	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options throughout the SA.
D Myers	Queried why site HEL/65 was not allocated in the Preferred Options Local Plan given its equal SA scoring with some allocated sites.	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options throughout the SA.
J Uttley	Queried why promoted site at Nelson Road (HSL/10) was not considered as a reasonable option in the Local Plan.	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options throughout the SA.
J Wildy	Queried why site HEL/211 was not allocated in the Preferred Options Local Plan given its equal SA scoring with some allocated sites.	Appendix 7 provides detailed information about the Council's reasons for selecting or rejecting site options throughout the SA.

Appendix 2 Updated Review of Plans, Policies and Programmes

Table A2.1: Review of plans, policies and programmes relevant to the preparation of the Burnley Borough Local Plan

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
International			
Johannesburg Declaration on Sustainable Development (2002)	Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.	Ensure that site allocations and policies take account of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> • The right of everyone to receive environmental information • The right to participate from an early stage in environmental decision making • The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general. 	Ensure that site allocations and policies take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production. <i>Relates to the overall SA process</i>
European Directives			
SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the Directive must be met in Sustainability Appraisals <i>Relates to the overall SA process</i>
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the	Allocate sites and develop policies that take account of the Directive as well as more detailed policies	Include sustainability objective for reducing pollution.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	environment taken as a whole.	derived from the Directive contained in the NPPF.	
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU	<p>The Directive aims to promote the energy performance of buildings and building units.</p> <p>It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.</p>	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency
The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	<p>The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:</p> <p>Creation of protected areas.</p> <p>Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</p> <p>Re-establishment of destroyed biotopes.</p> <p>Creation of biotopes.</p>	<p>Allocated sites and develop policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.</p> <p>Avoid pollution or deterioration of habitats or any other disturbances effecting birds.</p>	Include sustainability objectives for the protection of birds.
The Waste Framework Directive 2008 Directive 2008/98/EC on waste	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that minimise waste production as well as promote recycling.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
<p>The Air Quality Directive 2008</p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe</p>	<p>Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to maintain and enhance air quality.</p>
<p>The Floods Directive 2007</p> <p>Directive 2007/60/EC on the assessment and management of flood risks</p>	<p>Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that relate to flood management and reduction of risk.</p>
<p>The Water Framework Directive 2000</p> <p>Directive 2000/60/EC establishing a framework for community action in the field of water policy</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwaters.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to protect and minimise the impact on water quality.</p>
<p>The Landfill Directive 1999</p> <p>Directive 99/31/EC on the landfill of waste</p>	<p>Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive</p>	<p>Include sustainability objectives to increase recycling and reduce the amount of waste.</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		contained in the NPPF.	
<p>The Drinking Water Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption</p>	<p>Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to protect and enhance water quality.</p>
<p>The Packaging and Packaging Waste Directive 1994 Directive 94/62/EC on packaging and packaging waste</p>	<p>Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to minimise the environmental impact of waste and promote recycling.</p>
<p>The Habitats Directive 1992 Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	<p>Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>The Plan must be subject to Habitats Regulations Assessment in line with the Directive.</p>	<p>Include sustainability objectives to protect and maintain the natural environment and important landscape features.</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
The Nitrates Directive 1991 Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
The Urban Waste Water Directive 1991 Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
European			
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to conserve natural resources and cultural heritage.
EU Seventh Environmental Action Plan (2002-2012)	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital;	Develop policies that take account of the Directive as well as more	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges.	detailed policies derived from the Directive contained in the NPPF.	
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) Revision of the 1985 Granada Convention	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
National Policy and Strategies			
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages. <ul style="list-style-type: none"> • New freedoms and flexibilities for local government 	The Local Plan will need to reflect the principles of Localism as identified in the document. The Local Plan will need to incorporate the concept of	To ensure the concepts of the Localism Act are embedded within the framework <i>Relates to the overall SA process</i>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> • New rights and powers for local communities • Reform to make the planning system clearer, more democratic and more effective • Reform to ensure that decisions about housing are taken locally. <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>	Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.	
National Planning Policy Framework (2012)	Presumption in favour of sustainable development. Delivering sustainable development by:	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.
	Ensuring vitality of town centres.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Promoting sustainable transport	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	Enhance the provision of local community	Include a sustainability objective relating to improving communication.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		facilities and services by supporting the expansion of electronic communications networks.	
	Delivering a wide choice of high quality homes.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to good design.
	Promoting healthy communities.	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective relating to health and well-being.
	Protecting Green Belt Land.	To prevent the coalescence of neighbouring towns.	Include a sustainability objective relating to the coalescence of towns.
	Meeting the challenge of climate change, flooding, and coastal change.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective relating to climate change mitigation and adaption.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	Conserving and enhancing the natural environment.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.	Include a sustainability objective relating to the conservation of historic features.
	Facilitating the use of sustainable materials.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
	Plan making: Local plans must be prepared with the objective of contributing to the achievement of sustainable development.		The SA needs to influence the policies and sites included within the plan to provide the best outcomes for sustainable development.
	Decision taking: should be approached in a positive way to foster the delivery of sustainable development.		The SA needs to influence the policies which support decision making to achieve sustainable development.
National Planning Practice Guidance (2014)	The National Planning Practice Guidance provides technical guidance on topic areas in order to support policies set out within the NPPF. It aims to allow for sustainable development as guided by the NPPF.	The new Burnley Local plan will need to reflect the guidance set out within the NPPG	The principles and requirements of national policy will need to be embedded within the SA framework and appraisal
National Planning Policy for Waste (2014)	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	The Local Plan should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
Planning Policy for Traveller Sites (2012)	<p>The Governments planning policy for traveller sites which aims to:</p> <ul style="list-style-type: none"> • Ensure local planning authorities make own assessment of need • Work collaboratively to meet need through identification of land setting pitch and plot targets • Plan for sites over a reasonable timescale • Promote more private traveller site provision • Reduce number of unauthorised developments • Ensure accessibility to services and facilities • Set criteria based policies 	The local plan needs policies and site allocations to support Gypsy and Travellers.	Ensure the requirements of national planning guidance are reflected in the SA Framework.
Laying the Foundations: A Housing Strategy for England (2011)	<p>The Housing Strategy sets out a package of reforms to :</p> <ul style="list-style-type: none"> • Get the housing market moving again • Lay the foundations for a more responsive, effective and stable housing market in the future • Support choice and quality for tenants • Improve environmental standards and design quality. The new strategy addresses concerns across the housing market making it easier to secure mortgages on new home, improving fairness in social housing and ensuring homes that have been left empty for years and are lived in once again. <p>There is the target to deliver up to 100,000 new homes by freeing up public sector land with Build Now, pay later deals.</p>	The local plan needs to have policies that help in the delivery of housing.	Include a sustainability objective relating to housing provision.
UK Government Sustainable Development Strategy: securing the Future (2005)	<p>The Strategy sets out 5 principles for sustainable development:</p> <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance ; and • Using sound science responsibly. <p>The strategy sets four priorities for action:</p> <ul style="list-style-type: none"> • Sustainable consumption and production; • Climate change and energy; 	<p>The Local Plan should seek to deliver sustainable communities. These are places which:</p> <ul style="list-style-type: none"> • Meet the diverse needs of existing and future residents • People want to live and work 	To ensure that the requirements of the study are embedded within the SA framework.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> Natural resource protection and environmental enhancement; Sustainable communities <p>The strategy commits to:</p> <ul style="list-style-type: none"> A programme of community engagement; Forums to help people live sustainable lifestyles; Open and innovative ways for stakeholders to influence decision; educating and training 	<p>in</p> <ul style="list-style-type: none"> Are sensitive to their environment Contribute to a high quality of life Are safe and inclusive Are well planned, built and run; and Offer equality of opportunity and good services for all 	
English Heritage Historic England Corporate Plan 2015 to 2018 (2015)	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> Secure the preservation of ancient monuments and historic buildings; Promote the preservation and enhancement of the character and appearance of conservation areas; and Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings. 	The local plan should contain a planning framework which safeguards the historic environment.	Include a sustainability objective relating to the historic environment.
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport , water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape , visual impact , dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.	The new Local Plan will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
Energy White Paper: Our Energy Future (2003)	<p>There are four key aims in this document:</p> <ul style="list-style-type: none"> To put ourselves on a path to cut the United Kingdom carbon dioxide emissions- the main contributor to 	The Local Plan and its policies need to promote	Include a sustainability objective relating to energy efficiency.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<p>global warming- by some 60 % by about 2050, with real progress by 2020;</p> <ul style="list-style-type: none"> • To maintain the reliability of energy supplies; • To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and • To make sure that every home is adequately and affordably heated. 	development that is energy efficient and increases the use and/ or availability or renewable energy.	
The Carbon Plan: Delivery our Local Carbon Future (2011)	<p>The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets.</p> <p>Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.</p>	The new Burnley Local Plan will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
Safeguarding our Soils- A Strategy for England (2011)	<p>Current practices focus on protecting English soils and the important ecosystem services they provide. Research is focused on addressing evidence gaps to adapt and refine these policies in order to strengthen protection and their resilience as the climate changes. A Soil Strategy for England sets out the current policy context on soils and a number of core objectives for policy and research.</p>	The new Burnley Local Plan will need to include policies on the safeguarding of soils.	Include a sustainability objective relating to soils.
The Plan for Growth implementation update (2013)	<p>The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth:</p> <ul style="list-style-type: none"> • Creating the most competitive tax system in the G20 • Encouraging investment and exports as a route to a more balanced economy • Making the UK the best place in Europe to start, finance and grow a business 	The new Burnley Local Plan policies will need to reflect the ambitions set out within the Plan for Growth 2013.	Include a sustainability objective relating to economic growth.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> • Creating a more educated workforce that is the most flexible in Europe. 		
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)	<p>The new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments.</p> <p>It sets out the strategic direction for biodiversity policy for the next decade (including rivers and lakes) and at sea.</p>	The Local Plan will need to contain policies that protect biodiversity.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Lifetime Neighbourhoods (2011)	This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.	The policies and site allocations will need to reflect the requirements set out within the national strategy.	Include a sustainability objective relating to the creation of sustainable communities.
UK Bioenergy Strategy (2012)	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> • Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond. • Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals. • Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy. • At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as 	The principles of the Bioenergy Strategy 2012 will need to be reflected within the new Burnley Local Plan policies.	Include a sustainability objective relating to energy efficiency and climate change.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
<p>Future Water: The Government's Water Strategy for England (DEFRA, 2008)</p>	<p>food security and biodiversity.</p> <p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 includes:</p> <ul style="list-style-type: none"> • "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; • Cut greenhouse gas emissions; and • Embed continuous adaptation to climate change and other pressures across the water industry and water users". 	<p>Policies should aim to contribute to the vision set out in this Strategy.</p>	<p>Include SA objectives which seek to protect, manage and enhance the water environment.</p>
<p>The Climate Change Act (2008)</p>	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> • 2050 target. The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions. • Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four 	<p>The new Burnley Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.</p>	<p>Include a sustainability objective relating to climate change.</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	carbon budgets have been put into legislation and run up to 2027.		
Heritage Protection for the 21 st Century: White Paper (2007)	<p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> • Developing a unified approach to the historic environment; • Maximising opportunities for inclusion and involvement; and • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system 	The new Burnley Local Plan policies will need to ensure that they protect the Borough's heritage assets.	Include a sustainability objective relating to cultural heritage.
The Air Quality Strategy for England vol. 1 (2007)	<p>The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of strategy are to:</p> <ul style="list-style-type: none"> • Further improve air quality in the UK from today and long term. • Provide benefits to health, quality of life and the environment. 	The new Burnley Local Plan policies will need to work towards further improving air quality in the UK.	Include a sustainability objective relating to air quality.
Working with the grain of nature – A Biodiversity Strategy for England (2011))	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.	<p>Reversing the long-term decline in the number of farmland birds by 2020, as measured annually against underlying trends.</p> <p>Minimise loss of biodiversity when allocating sites for development.</p>	Include a sustainability objective relating to the protection and enhancement of biodiversity.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
Energy Act (2008)	<p>The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation</p> <p>(RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.</p> <p>Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.</p>	Policies and Site Allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.	Include a sustainability objective relating to energy efficiency and climate change.
Green Infrastructure and the Urban Fringe (Natural England, 2009)	Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside In and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing RSS and LDFs, putting forward exemplar projects as examples of good practice to learn from.	Policies and Site Allocations to deliver new green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.	Ensure the concept of green infrastructure is promoted through the SA Framework
Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)	This document set out the Environment Agency's strategy to implement the European Water Framework Directive (WFD) by managing water based on river basin planning. The document aims to reduce pollution, prevent deterioration and improve the condition of aquatic ecosystems including wetlands.	Burnley Local Plan policies should promote efficient use of water in new developments and good management of water resources	Consideration of water related issues within the SA Framework.
National Infrastructure Plan (2014)	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as:	The Burnley Local Plan objectives	To ensure that infrastructure delivery is embedded within the SA Framework

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects	and policies should support the delivery of infrastructure to support new development.	
Waste Management Plan for England (2013)	The Waste Management Plan follows the EU principal of waste hierarchy. This requires that prevention of waste, preparing for reuse and recycling should be given priority order in any waste legislation and policy. From this principal a key objective of The Plan is to reduce the level of waste going to landfill and to encourage recycling. The Plan also requires that larger amounts of hazardous waste should be disposed of at specially managed waste facilities.	The new Burnley Local Plan policies will be required to incorporate the objectives of the national waste policy. In order to encourage the reduction of waste and the reuse of materials.	The objectives of the national waste policy will be required to be embedded within the SA framework.
Flood and Water Management Act (2010)	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	The new Local Plan should protect existing and future development as well as residents in Burnley from flood risk.	The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.

Appendix 3 Updated Baseline Information

Baseline information provides the basis for predicting and monitoring sustainability effects of a Plan and helps to identify sustainability issues and means of dealing with them.

The requirement of the SEA Directive Annex 1 is to provide information on:

(a) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;

(b) the environmental characteristics of areas likely to be significantly affected;

(c) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

Baseline information was initially collected at the scoping stage and presented in the July 2012 Scoping Report. It has now been reviewed and updated where necessary and is presented below.

Social Characteristics

Population

At the time of the 2001 Census, the population of Burnley was 89,541, falling to 87,059 by the time of the 2011 Census⁶. In 2015, the population of the Borough was estimated to be 87,400⁷, showing that the decline in population has reversed and that the population is now slowly growing again. Indeed, it was estimated in 2014 that Burnley's overall population would rise to 87,400 by 2024⁸, although this figure has already been reached according to the latest data. Internal migration figures show the age at which people are most likely to leave Burnley is between 15 and 29. There is very little or no net loss from the older population groups.

Despite an expected rise in population, Burnley is the local authority with the 10th lowest projected percentage population growth between 2014 and 2024⁹. Over that time, Burnley is expected to see only a 0.2% rise in the population. The reason for the slow expected population growth is a steady level of net out-migration.

In 2011, Burnley's population was approximately 49% male and 51% female¹⁰ (which was the same in 2015) and the population density was 7.9 persons per hectare (higher than the England average of 4.1). Burnley's majority ethnic group in 2011 was white (85.5%) but there is a significant Asian community in the area (11.1%)¹¹.

Deprivation

According to the 2015 Index of Deprivation, Burnley contains some extremely deprived neighbourhoods. Burnley is the 9th most deprived local authority in England, with 20 of its Lower Layer Super Output Areas (LLSOAs) being among the most deprived 10% in England. Two of these LLSOAs are in the 15 most deprived in England (Trinity – 15th and Bank Hall – 14th)¹².

The indices of multiple deprivation combine information relating to seven 'domains' (income, employment, education, skills and training, health and disability, crime, barriers to housing and services and the living environment) into an overall measure of deprivation. The most prevalent form of deprivation in Burnley relates to health, with 28 out of 60 (46.7%) of Burnley's LLSOAs being among the most deprived 10% in England under the health domain¹³.

⁶ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

⁷ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

⁸ ONS 2014-based Subnational population projections for England - Table 4: Local authorities in England with the lowest projected percentage population growth between mid-2014 and mid-2024.

⁹ ONS 2014-based Subnational population projections for England - Table 4: Local authorities in England with the lowest projected percentage population growth between mid-2014 and mid-2024.

¹⁰ ONS: Neighbourhood Statistics.

¹¹ ONS: Neighbourhood Statistics.

¹² Department for Communities and Local Government: The English Indices of Deprivation 2015.

¹³ Department for Communities and Local Government: The English Indices of Deprivation 2015.

Crime

Crime is an issue in Burnley, with 21 out of 60 (35%) of Burnley's LLSOAs being among the most deprived 10% in England under the crime domain¹⁴. In 2016 there were 33,186 recorded crimes in Burnley compared to its two nearest neighbours Pendle and Hyndburn, which had 21,297 and 24,233 recorded crimes respectively, . There were 1,730 violent crimes between 2014-2015 in Burnley, translating to 19.9 residents per 1,000 of the population falling victim to serious crime. This was higher than the England average of 13.5 persons¹⁵.

The key issues that are of concern to Burnley's residents are burglary, youth nuisance, drugs, litter and road accidents. There are strong associations between high rates of burglary and broader crime and deprivation indicators, as it is driven by low income and low expectations as well as the need to fund drug dependencies.

Health

Health and wellbeing in Burnley is generally worse than the England average. Life expectancy is lower than the England average, with the most deprived areas in Burnley having a much lower life expectancy than in the least deprived areas (12.8 years lower for men and seven years lower for women)¹⁶.

Burnley has high levels of illness and disability, which restricts a significant proportion of people from accessing work and other opportunities. The 2011 Census showed that 19,607 people (22.5% of the population) in Burnley declared themselves as having a limiting long-term illness compared to the national average of 17.6% in England.

The estimated level of adult 'healthy eating' is worse than the England average. Rates of road injuries and deaths, smoking related deaths and hospital stays for alcohol related harm are worse than the England average, as are the estimated levels of adult physical activity¹⁷.

Priorities in Burnley include reducing early deaths from heart disease, health inequalities, reducing smoking prevalence and encouraging healthier lifestyles.

Burnley had a high rate of teenage conception in 2014, with 52 per thousand women aged between 15 and 17 becoming pregnant (the England average was 22.8 per thousand for the same period)¹⁸. Smoking and alcohol consumption both appear to have a significant impact on public health in Burnley. Hospital admissions for alcohol related harm per 100,000 people averaged around 796 between 2013-2014, while the England average for the same period was around 641. Similarly, smoking-related deaths averaged 395.7 per 100,000 in Burnley between 2012-2014, while England as a whole averaged 274.8 deaths per 100,000.¹⁹

Childhood obesity can also be recognised as a significant public health concern. The percentage of Year 6 children classed as obese between 2014-2015 was 21.7% compared to an England average of 19.1%²⁰. 66.5% of adults in Burnley were considered to be overweight between 2012-2014 which was similar to the England average of 64.6%²¹.

Housing

Burnley has a much higher proportion of terraced housing than England or the North West region as a whole. In March 2011, only 24.5% of houses in England were terraced, while 48.7% of dwellings in the Borough are terraced²². Of the total housing stock, 71% was completed pre-1919 (compared to a national average of 23%), which means that much of the terraced housing stock is dated and will have associated issues such as low energy-efficiency.

¹⁴ Department for Communities and Local Government: The English Indices of Deprivation 2015.

¹⁵ Public Health England (2015) Burnley District Health Profile 2016

¹⁶ Public Health England (2015) Burnley District Health Profile 2016.

¹⁷ Public Health England (2015) Burnley District Health Profile 2016.

¹⁸ Public Health England (2013) Burnley District Health Profile 2016.

¹⁹ Public Health England (2015) Burnley District Health Profile 2016.

²⁰ Public Health England (2013) Burnley District Health Profile 2016.

²¹ Public Health England (2015) Burnley District Health Profile 2016.

²² ONS: Neighbourhood Statistics.

The problem of high numbers of unoccupied properties is well documented. There are strong links between the occurrence of vacant properties and the overall well-being of a neighbourhood and the environment with the likelihood of crime, anti-social behaviour and levels of deprivation increasing where there are more vacant properties.

The 2001 Census identified Burnley as the local authority with the second highest rate of vacant dwellings in the whole of England and Wales, and recent data shows that the number of vacant dwellings is still high. In October 2012, there were 2,978 empty homes in the Borough, which represented 7.4% of the overall housing stock²³. This vacancy rate has fallen since 1999 when it was 9.88%, but is still higher than the average in Lancashire (4.8%) and England (3%). Although Housing Market Renewal Initiative funding has ceased, work to improve the housing offer and co-ordinate the renewal of inner Burnley continues through site assembly, landscape improvements, landlord licensing, and the vacant property initiative²⁴ including public sector support through the Clusters of Empty Homes Fund.

As well as a high proportion of vacant dwellings, the Burnley Private Sector House Condition Survey undertaken in 2009 stated that 46.6% of the Borough's overall Housing Stock was not decent, which was considerably higher than the 2006 data for England (36.8% of housing stock not decent)²⁵.

The House Condition Survey also states that 8,600 households (21.1%) in Burnley are in fuel poverty compared to 13.9% nationally²⁶. This means that a high proportion of residents are less likely to afford improvements to energy efficiency within their homes due to low incomes.

Average house prices in Burnley are consistently low across all property types. In 2013, the median average house price in Burnley was £73,000, down from £75,000 in 2009²⁷.

Transport and Communications

The need to travel has become greater and more complex over the last 50 years. A key driver in this need to travel has been the dramatic increase in car ownership in that period. At the same time average travelling distances to key destinations such as work, learning, hospitals, shops and leisure have also increased substantially. As a result, most people now see private cars as a crucial component of modern life as they give people the freedom to make complex linked journeys and travel at a time of their own choice. Unfortunately, those people who do not have the ability to travel by car cannot take advantage of new opportunities as easily through other transport provision (such as public transport modes), which has generally failed to keep pace in a number of respects. In Burnley, 32% of households have no car²⁸. This is the highest percentage of all districts in Lancashire.

Burnley has good strategic road connections through the M65 to Blackburn, Preston and the M6 to the west. There is also the A646 that links Burnley to Halifax in the east, and good road connections to Manchester in the south.

There are five railway stations in the Borough. Four of these are on the Colne to Blackpool line, which has an hourly service. The fifth, Burnley Manchester Road, is on the Scarborough/York to Blackpool line and is also served by an hourly service.

According to Lancashire's Local Transport Plan²⁹, Burnley has a high level of self-containment for its working population (60% travel less than 5km to work), with Burnley's largest commuting flow being towards Pendle to the north. The plan sees potential improved connectivity to the urban areas of Manchester (through the reinstatement of the Todmorden Curve), Leeds and Preston as an opportunity to ease access and increase employment opportunities for Burnley residents.

Data collected between 2013 and 2015 show that there has been a sharp increase in the number of people killed or seriously injured (KSI) in a road traffic collision in Burnley (35 KSI incidents in

²³ Burnley Local Development Framework: Authority Monitoring Report 2011/13.

²⁴ Burnley Action Partnership (2011) Burnley Snapshot 2011.

²⁵ Burnley Borough Council Private Sector House Condition Survey, June 2009.

²⁶ Burnley Borough Council Private Sector House Condition Survey, June 2009.

²⁷ ONS: Neighbourhood Statistics.

²⁸ ONS: Census Data (2011).

²⁹ Lancashire Local Transport Plan 2011-2021.

2013, 52 in 2014 and 65 in 2015). The districts of Lancashire with the highest proportion of child KSIs are Pendle (23.5%), Preston (20.2%) and Burnley (18.5%)³⁰.

Economic Characteristics

Industry and Employment

There has been a marked decline in the manufacturing industry in the past ten years, with only 13.5% of people employed in manufacturing in Burnley in 2015³¹. A high proportion of people are employed in Wholesale and Retail Trade (18.5% of working population). Burnley as a whole has a relatively low unemployment rate but this figure masks some concentrations of high unemployment within the Borough. The unemployment rate between October 2015-September 2016 was 5.6%, which is a decrease from the 2009 peak of 9.1%³².

In November 2015, 17.1% of the working age population in the Borough was claiming an out of work benefit. This compares to a North West average of 13.7%, and a national average of 11.5%³³.

In 2016, 86.4% of businesses in Burnley were considered to be operating at micro level i.e. with 1-9 employees³⁴.

There is a history of low wages in Burnley and wages are not growing as fast as in the wider region or the country as a whole. The latest statistics show that in 2016, the average weekly earnings a resident of Burnley could expect was £440.50, compared to a North West average of £503.20 and a national average of £540.20³⁵. This means that the more qualified members of the workforce are likely to be tempted to move to better paid work outside the Borough. Conversely, businesses may be attracted into the area to take advantage of the lower levels of pay, thus providing more job opportunities in the local economy.

Education

In 2012, 78.5% of GCSE pupils got five good grades (A* – C), which was lower than the North West average of 84.2%³⁶. However, educational performance at GCSE level has improved considerably since 2002 when only 44.4% of GCSE pupils achieved five good grades, compared to an average of 48% in the North West.

Burnley is below the national average with regard to people with qualifications of NVQ4 and above (22% of the population compared to 32.6% for the North West and 37.1% of the national population), and 12.6% of the population has no qualifications³⁷.

Environmental Characteristics

Water and Flood Risk

In Burnley, the areas at risk from flooding as identified on the Environment Agency Flood Plain Zone Maps follow the routes of the Borough's main rivers and their tributaries:

- River Calder
- Green Brook
- Pendle Water

³⁰ Department for Transport: Casualties involved in reported road accidents

³¹ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

³² NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

³³ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

³⁴ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

³⁵ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley

³⁶ ONS: Neighbourhood Statistics.

³⁷ NOMIS: Official Labour Market Statistics, Labour Market Profile – Burnley.

- River Brun

The areas at most risk from flooding are in either Zone 2 or Zone 3 of the Environment Agency's Flood Plain Zone Maps. Land in Zone 2 has a low to medium risk of flooding (0.1 – 1.0%) and land in Zone 3 has high risk of flooding (1.0% or greater). National policy states that *"inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere"*³⁸.

The Environment Agency's Ribble Catchment Flood Management Plan (CFMP)³⁹ attributes the high flood risk within Burnley to heavy culverting of watercourses, and the opening up of culverts is a proposed action within the CFMP to manage and alleviate flood risk. The Burnley Nelson and Colne Flood Risk Management Strategy also identifies culverted watercourses as a flood risk issue and proposes regular maintenance and repairs.

In terms of water quality, Burnley's Annual Monitoring Report⁴⁰ shows that progress is being made towards the target of maintaining all rivers in the Borough at good or fair quality. In 2010, Pendle Water, the River Calder (Padiham), Green Brook, River Brun (urban Burnley) and the River Calder (urban Burnley) were all classed as being of 'moderate' ecological quality. The River Calder (rural Burnley) and River Brun (rural) were classed as 'good', while the River Don was classed as poor. The target now is for all 'moderate' rivers to be classed as 'good' by 2027.

Biodiversity and Geodiversity

There is one internationally/nationally important nature conservation site in Burnley, the South Pennines Moors European Special Protection Area (SPA)/Site of Special Scientific Interest (SSSI). This covers approximately 12% of the total land area of the Borough and is also designated as a Special Area of Conservation (SAC) for habitat. A Countryside Stewardship Scheme, granted in 2003, covers a large proportion of the SSSI. The South Pennines Moors SSSI is the only SSSI designation within Burnley, and in its latest assessment, was classed as being in 'unfavourable recovering' condition⁴¹.

There are two Local Nature Reserves (LNR) in Burnley, the Deer Pond in Towneley Park and Lowerhouse Lodges, the combined land area of which is 11.77 hectares. The existing Local Plan (2006) targets an increase in the areas designated as Local Nature Reserves – aiming for 36 hectares of Local Nature Reserves to be designated by 2010 and a further 36 hectares to be designated between 2010 and 2020⁴².

There are also 42 Biological Heritage Sites and four Local Geodiversity Sites in Burnley⁴³.

Soil

According to Agricultural Land Classification data from Lancashire County Council, there is little high quality agricultural land within the Borough of Burnley. There is no grade 1 or 2 agricultural land, and only 9.5% is grade 3 agricultural land⁴⁴. There is 33.3% grade 4 agricultural land and 43.4% grade 5 agricultural land.

Despite there being a relatively low proportion of high quality agricultural land in the Borough, the existing Local Plan (2006) does identify a need to steer new development towards poorer quality land. The percentage of housing completions on brownfield land within Burnley was 98.3% in 2009/10, which is the highest rate in Lancashire, and is significantly higher than the County average of 77.2%⁴⁵.

³⁸ National Planning Policy Framework, March 2012.

³⁹ Environment Agency: Ribble Catchment Flood Management Plan, December 2009.

⁴⁰ Burnley Local Development Framework: Authority Monitoring Report 2011-13.

⁴¹ Natural England.

⁴² Burnley Local Plan Second Review 2006.

⁴³ Burnley Local Development Framework: Authority Monitoring Report 2011/13.

⁴⁴ http://www.lancashire.gov.uk/office_of_the_chief_executive/lancashireprofile/main/agriculture.asp.

⁴⁵ Spatial Planning in Lancashire: Annual Monitoring Report 4, 2010.

Air

There are no longer any Air Quality Management Areas (AQMA) in the Borough, since Duke Bar at Colne Road/Briercliffe Road was revoked in March 2011. It was originally declared in 2007 as the air quality objective for Nitrogen Dioxide was not being achieved in the area.

Climatic Factors

According to climate projections, there is expected to be a notable rise in annual temperatures and winter precipitation in the North West region by 2080 within a medium emissions scenario⁴⁶. Mean winter temperatures are likely to increase by around 2.6°C, and mean summer temperatures by around 3.7°C. The change in summer mean precipitation is estimated at -22%, and the change in winter mean precipitation is +16% (meaning drier summers and wetter winters), with an annual change of 0% estimated.

The Lancashire Sustainable Energy Study identifies that there is technical potential for 449MW of renewable energy to be accessible within Burnley Borough Council by 2030, which represents 4% of the potential capacity within Lancashire. The deployable potential for renewable energy in Burnley is 7% of the Lancashire total. The actual current installed capacity for renewable energy in Burnley is 30MW (18.5% of the Lancashire total), which shows that Burnley is currently performing well on renewable energy delivery⁴⁷. Wind power is the source that has the most potential for energy in Burnley and throughout the county.

In line with Government targets, the Lancashire Climate Change Strategy⁴⁸ sets out a long-term vision that Lancashire is "low carbon and well adapted by 2020." Lancashire is aiming to reduce its carbon dioxide emissions by at least 30% (relative to 1990), which will involve a switch to renewable, decentralised and low carbon technologies. Like most other authorities in East Lancashire, most of Burnley's existing renewable energy capacity is based on commercial wind farms. While commercial wind capacity is likely to expand in Burnley to 2020, micro generation (small scale domestic/commercial renewables e.g. solar photovoltaics/thermal) will also need to expand significantly to compensate for a reduction in landfill gas production (energy from waste) resulting from EU regulation⁴⁹.

Landscape

Despite having a significant urban centre, over 80% of Burnley Borough is rural, and the urban area characteristically has open views of the surrounding countryside, including the Pennines. Much of the character and distinctiveness of Burnley town today derives not only from its Pennine setting, but also from its development during the Industrial Revolution. This gave much of the inner part of the town its distinctive terraces, built of local stone in grid-iron street patterns; close not only to dominating mill buildings but also to attractive open areas, such as the Borough's fine formal parks and the Leeds-Liverpool Canal⁵⁰.

Based on Lancashire's Landscape Strategy⁵¹, the existing Burnley Local Plan (2006) identifies that there are six landscape character areas in the Borough (Moorland Plateaux of the South Pennine Moors, Moorland Fringe of the Trawden Fringe, Industrial Foothills and Valleys of the Calder Valley, Industrial Foothills and Valleys of the Cliviger Gorge, Enclosed Uplands of the Rossendale Hills, and Settled Valleys of the Irwell).

Historically, Burnley has been a strong coal mining area, with as many as 16 collieries in the area in 1957⁵². This mining past has influenced much of the local landscape with developments of roads, railways and canals that supported the mines. According to Lancashire's Landscape Character Strategy however, evidence of coal extraction itself is minimal due to subsequent reclamation and natural regeneration.

⁴⁶ <http://ukclimateprojections.defra.gov.uk/22202>.

⁴⁷ Lancashire Sustainable Energy Study: A technical report for Lancashire County Council, April 2012.

⁴⁸ Lancashire Climate Change Strategy 2009-2020.

⁴⁹ Burnley Action Partnership (2011) Burnley Snapshot 2011.

⁵⁰ Burnley Action Partnership (2011) Burnley Snapshot 2011.

⁵¹ A Landscape Strategy for Lancashire – Landscape Character Assessment 2000.

⁵² Burnley Contaminated Land Strategy 2003.

Cultural Heritage

In Burnley there are 308 Listed Building Entries. Of these, five are Grade I, 13 are Grade II* and 290 are Grade II⁵³. However, it should be noted that these figures refer to the number of entries on the List and not the number of individual buildings/structures that they comprise. For example, one listing entry can comprise a row of terraces. Of these Listed Building entries, four are on the Historic England Heritage at Risk Register⁵⁴. Three of these are Grade II* and one is Grade I. In addition, there are five Grade II Registered Parks and Gardens within Burnley, and 21 Scheduled Monuments, which are mostly barrows or cairns⁵⁵.

As well as the statutorily listed building entries, there are also 469 Locally Listed Buildings⁵⁶. Again, this figure refers to the number of entries on the Local List and not the number of individual buildings or structures.

In Burnley, there are ten Conservation Areas. Five of these are on the English Heritage Building at Risk Register (Canalside, Palatine, Padiham, Burnley Wood, and Burnley Town Centre)⁵⁷. Only Canalside Conservation Area has an up to date character appraisal that identifies some buildings as being in derelict and poor condition⁵⁸. An appraisal of Padiham Conservation Area is currently at draft stage. Canalside Conservation Area is also currently the only one with a published Management Plan, outlining proposals for the preservation and enhancement of the Conservation Area⁵⁹.

Green Spaces

Burnley's green infrastructure is recognised as a key asset that can be developed and can support broader economic and social aims by providing an attractive place to live and work. Burnley is generally well provided with green space, particularly parks and gardens, semi-natural green space and amenity green space; although in some locations there is a deficit in the provision of certain types of open space. The area of amenity green space in Burnley is 71 hectares and accounts for 12% of urban public open space in Burnley, however there is a significant deficiency in just one district, West Burnley of -2.39 Ha⁶⁰. The Burnley Greenspace Strategy 2015-2025 also indicates that there is a significant shortfall in provision compared against the local standard. Standards of provision are set nationally by relevant organisations such as Natural England and the National Playing Fields Association or where these do not exist, local standards have been adopted where practical. Quality and accessibility of green space provision are generally good. Other types of green space for which no standards are in operation include cemeteries and churchyards.. Burnley enjoys a rapidly developing network of high quality greenways linked to the Leeds and Liverpool Canal⁶¹.

However, levels of access to Local Nature Reserves are lower than recommended – Natural England recommends 1 hectare of LNR per 1,000 population. On that basis Burnley should have 87 hectares of designated Local Nature Reserves; however the total area of the two in Burnley is 11.47ha. The borough therefore has a current shortfall of 77.7 hectares (LWT 2008).

Since 1997, the Forest of Burnley project has reversed more than 1,000 years of woodland decline in the Borough, and woodland areas have more than doubled from 3.5% to the England average of 8%, and 200 hectares of neglected public and private woodland have been brought into management. An estimated 493 hectares of new mostly native woodland has been planted in and around the Borough in that period. Most of the planting is in outer/rural wards like Cliviger with Worsthorne, Coal Clough with Deerplay, Hapton with Park and Briercliffe, but there is for example about 16 hectares in Daneshouse with Stoneyholme⁶².

⁵³ Historic England: National Heritage List for England <<http://list.english-heritage.org.uk/advancedsearch.aspx?reset=true>>.

⁵⁴ Historic England: Heritage at Risk Register <<http://www.english-heritage.org.uk/caring/heritage-at-risk/>>.

⁵⁵ Historic England: National Heritage List for England <<http://list.english-heritage.org.uk/advancedsearch.aspx?reset=true>>.

⁵⁶ Burnley Local Development Framework: Authority Monitoring Report 2011/13.

⁵⁷ Historic England: Heritage at Risk Register <<http://www.english-heritage.org.uk/caring/heritage-at-risk/>>.

⁵⁸ Burnley Council: Canalside Conservation Area – Conservation Area Appraisal.

⁵⁹ Burnley Council: Canalside Conservation Area – Management Plan.

⁶⁰ Burnley's Green Space Strategy 2015-2025

⁶¹ Burnley Action Partnership (2011) Burnley Snapshot 2011.

⁶² Burnley Action Partnership (2011) Burnley Snapshot 2011.

Waste

The percentage of household waste sent for reuse, recycling or composting in Burnley was 35% in 2015-2016⁶³, which was lower than the regional (46.0%) and national (42.4%) averages⁶⁴. In 2014-15, Burnley had a higher incidence of fly-tipping than the neighbouring districts of Hyndburn and Pendle (4,663 incidents in Burnley compared to 1,030 incidents in Hyndburn and 2,762 incidents in Pendle)⁶⁵

⁶³ Defra (2016) Local Authority Collected Waste Generation Statistics-

⁶⁴ Defra (Nov 2013) Local Authority Collected Waste Statistics – England and the Regions data.

⁶⁵ Lancashire County Council – Household Recycling, Municipal Waste and Fly-tipping, 2014.

Appendix 4 Assumptions Applied During the SA of Site Options

Table A4.1: Assumptions applied in the SA of site options

SA objective	Sub-objective	Assumption
<p>1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance</p>	<p>1a. Will it help to diversify the borough's economy?</p> <p>1b. Will it promote growth in key sectors of the local economy?</p> <p>1c. Will it attract new business development to the borough?</p> <p>1d. Will it increase, and improve the quality of, employment opportunities in the areas of most need?</p> <p>1e. Will it contribute to low carbon economy?</p>	<p>Housing and Gypsy and Traveller site options</p> <p>The location of new housing development and Gypsy and Traveller sites will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effects of all of the housing and Gypsy and Traveller site options on this objective are negligible (0).</p> <p>Employment site options</p> <p>The type of employment development to be provided in each location cannot be determined at this strategic level of assessment; therefore effects on diversification, key growth sectors and the low carbon economy are unknown at this stage. While all employment sites would be expected to have a positive effect on this objective, due to the nature of the development proposed, larger sites will provide larger numbers of new job opportunities and more opportunities for economic growth. Smaller sites could provide opportunities for smaller businesses that do not need/cannot afford a larger site. Therefore:</p> <ul style="list-style-type: none"> • Larger employment sites (over 10ha) are likely to have a significant positive (++) effect. • Smaller employment sites (less than 10ha) are likely to have a minor positive effect.
<p>2. To develop and market the borough's image</p>	<p>2a. Will it support the conservation and/or enhancement of high quality built, natural and historic environments within the borough?</p> <p>2b. Will it promote the area as a</p>	<p>Housing and Gypsy and Traveller site options and employment site options</p> <p>Effects on tourism, the economic benefits of the natural environment and local goods and materials are not likely to be affected by the location of residential development or Gypsy and Traveller sites. While these issues could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. Effects on the historic environment are considered separately under SA objective 12.</p> <p>High quality development sites that are within 50m of a key gateway will enhance the quality of the built environment by reducing the number of vacant sites and buildings, particularly where development sites are on brownfield land. Therefore:</p> <ul style="list-style-type: none"> • Brownfield sites within 50m of a key gateway are likely to have a significant positive (++) effect.

SA objective	Sub-objective	Assumption
	<p>destination for short and long term visitors, for residents and investors?</p> <p>2c. Will it increase the economic benefit derived from the borough's natural environment?</p> <p>2d. Will it promote the use of locally produced goods and materials?</p>	<ul style="list-style-type: none"> Greenfield sites within 50m of a key gateway are likely to have a minor positive (+) effect. Sites that are more than 50m from a key gateway are likely to have a negligible (0) effect. <p>In addition, new development located within defined regeneration areas (the Weavers Triangle) will contribute towards improving the quality of the built environment. Therefore:</p> <ul style="list-style-type: none"> Sites within a defined regeneration area are likely to have a significant positive (++) effect. Sites outside a defined regeneration area are likely to have a negligible (0) effect.
To reduce deprivation in urban and rural areas	<p>3a. Will it improve economic, social and environmental conditions in the most deprived areas and for the most deprived groups?</p> <p>3b. Will it enhance the viability and vitality of the town centres?</p> <p>3c. Will it support and encourage the growth of rural businesses and rural diversification?</p>	<p>Housing and employment site options</p> <p>Conditions in deprived areas will be improved through the provision of new housing built to at least the latest building regulations standards, and new employment sites. The ability of deprived groups to access the housing market and employment opportunities will be dependent on other factors though, such as affordable housing availability and job types/education attainment, which creates uncertainty. Therefore:</p> <ul style="list-style-type: none"> Sites within 250m of a Decile 1 IMD area may have a significant positive (++?) effect. Sites between 250m and 1km of a Decile 1 IMD area may have a positive (+?) effect. Sites over 1km away from a Decile 1 IMD area may have a negligible (0) effect. <p>New dwellings and employment sites within 250m of a town centre are likely to support businesses and services as an increased number of residents and employees will provide a greater customer base. Therefore:</p> <ul style="list-style-type: none"> Sites within 250m of a town centre or rural settlement are likely to have a significant positive (++) effect. Sites between 250m and 1km of a town centre or rural settlement are likely to have a positive (+) effect. Sites over 1km away from a town centre or rural settlement are likely to have a negligible (0) effect. <p>Gypsy and Traveller site options</p>

SA objective	Sub-objective	Assumption
		The provision of new Gypsy and Traveller sites is not expected to have a direct effect on reducing deprivation in urban and rural areas.
4. To secure economic inclusion	<p>4a. Will it encourage business start-up, especially in underrepresented groups?</p> <p>4b. Will it improve physical accessibility to jobs through the location of sites and/or public transport links thereto being accessible from areas of high unemployment?</p> <p>4c. Will it reduce poverty in those areas most affected?</p>	<p>Housing and Gypsy and Traveller site options</p> <p>This objective relates to the provision of employment opportunities, which housing development and Gypsy and Travellers sites will not provide. Therefore, all of these site options will have a negligible (0) effect on this objective.</p> <p>Employment site options</p> <p>Where new employment sites are located within walking distance (600m) of areas of high unemployment, a minor positive (+) effect on accessibility to jobs is likely.</p> <p>Where new employment sites are not located within walking distance (600m) of areas of high unemployment but are located within 400m of a bus stop and/or 800m of a train station, a potential minor positive effect is identified although this is uncertain (+?) depending on whether those public transport links connect with areas of high unemployment.</p>
5. To develop and maintain a healthy labour market	<p>5a. Will it address the skills gap and enable skills progression?</p> <p>5b. Will it increase levels of participation and attainment in education?</p> <p>5c. Will it provide a broad range of jobs</p>	<p>Housing and Gypsy and Traveller site options</p> <p>The location of housing development and Gypsy and Traveller sites will not affect the achievement of this SA objective.</p> <p>Employment site options</p> <p>All employment sites are expected to have a positive effect on this SA objective, due to the nature of the development proposed. Employment sites will offer more opportunities for work-based training and skills development and will provide increased employment opportunities, especially where sites are large in size. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty in relation to sub-objective 5c. Therefore:</p> <ul style="list-style-type: none"> • Larger employment sites (over 10ha) may have a significant positive (++) effect.

SA objective	Sub-objective	Assumption
	and employment opportunities?	<ul style="list-style-type: none"> Smaller employment sites (less than 10ha) may have a minor positive effect?
6. To reduce the need to travel and increase the use of sustainable transport modes	6a. Will it reduce car and lorry traffic? 6b. Will it increase access to opportunities for safe walking and cycling and using of public transport? 6c. Will it improve access to and encourage the use of ICT?	<p>Housing and Gypsy and Traveller site options</p> <p>High speed broadband will be available to 97% of all properties in Lancashire by 2015 so access to ICT will not be limited by any significant degree by the location of housing and Gypsy and Traveller sites.</p> <p>The distance between housing and Gypsy and Traveller sites and a sustainable transport node could affect levels of car use. Distance to services and town centres are also important and are covered under other objectives. The assessment of effects on this SA objective has drawn on the accessibility assessment work that the Council carried out as part of the SHLAA. Therefore:</p> <ul style="list-style-type: none"> Sites within 400m of a bus stop and 800m of a train station are likely to have a significant positive (++) effect. Sites within 400m of a bus stop or 800m of a train station are likely to have a minor positive (+) effect. Sites more than 400m from a bus stop and 800m from a train station are likely to have a minor negative (-) effect. <p>Employment site options</p> <p>The distance between employment sites and a sustainable transport links could affect levels of car use for commuting. The assessment of effects on this SA objective has again drawn on the accessibility assessment work that the Council carried out as part of the SHLAA.</p> <ul style="list-style-type: none"> Sites within 400m of a bus stop and 800m of a train station are likely to have a significant positive (++) effect. Sites within 400m of a bus stop or 800m of a train station are likely to have a minor positive (+) effect. Sites more than 400m from a bus stop and 800m from a train station are likely to have a minor negative (-) effect.
7. To improve physical and mental health and reduce health inequalities	7a. Will it reduce premature deaths in key vulnerable groups? 7b. Will it promote	<p>Housing and Gypsy and Traveller site options</p> <p>Sites within reasonable distance of a healthcare facility (GP or hospital) are likely to provide people with better access to healthcare services and reduce health-related isolation. Access to facilities for exercise such as cycle paths-will also have an effect on local people's health. The assessment of effects on this SA objective has drawn on the accessibility assessment work that the Council carried out as part of the</p>

SA objective	Sub-objective	Assumption
	<p>healthier lifestyles?</p> <p>7c. Will it reduce health inequalities among different groups in the community?</p> <p>7d. Will it reduce isolation for vulnerable people?</p>	<p>SHLAA.</p> <ul style="list-style-type: none"> Sites within 1,200m of a healthcare facility and within 400m of a defined on or off road cycle route are likely to have a significant positive (++) effect. Sites within either 1,200m of a healthcare facility or within 400m of a defined on or off road cycle route are likely to have a minor positive (+) effect. Sites more than 1,200m from a healthcare facility and more than 400m from a defined on or off road cycle route are likely to have a minor negative (-) effect. <p>Employment site options</p> <p>Employment site options are not expected to have a significant effect on the health of the local population. However, the location of employment sites could affect healthy lifestyles if they are located within walking distance (600m) of walking or cycle routes, which may enable people to commute to and from the site via active modes of travel. Therefore:</p> <ul style="list-style-type: none"> Sites within 400m of a defined on or off road cycle route are likely to have a minor positive (+) effect. Sites more than 400m from a defined on or off road cycle route are likely to have a negligible (o) effect.
To improve access to a range of good quality, resource efficient and affordable housing	<p>8a. Will it provide for an appropriate mix of housing to meet all needs, including affordable?</p> <p>8b. Will it reduce the number of unfit and empty homes?</p> <p>8c. Will it support the development of resource efficient housing?</p>	<p>Housing and Gypsy and Traveller site options</p> <p>The mix of housing will be determined primarily by other Local Plan policies, although influenced by individual site characteristics. Resource efficiency levels will not be affected by location of development and are considered separately under other SA objectives.</p> <p>Any potential housing development or Gypsy and Traveller site would be expected to have a positive effect on this objective, particularly where sites are large so could accommodate more houses/pitches. Due to the nature of the Burnley housing market those sites that have been subjected to housing clearance or are in an area with a high level of vacancy rates (Empty Homes Cluster) would be preferred.</p> <ul style="list-style-type: none"> Sites that are in high vacancy rate areas are likely to have a significant positive (++) effect. Sites that are outside high vacancy rate areas are likely to have a positive (+) effect. <p>In addition:</p> <ul style="list-style-type: none"> Large sites (housing sites over 5ha or Gypsy and Traveller sites that could accommodate more than five pitches) are likely to have a significant positive (++) effect on this objective. Smaller sites (housing sites less than 5ha or Gypsy and Traveller sites that could accommodate fewer than five pitches) are likely to have a minor positive (+) effect on this objective.

SA objective	Sub-objective	Assumption
		<p>Employment site options</p> <p>The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore all site options will have a negligible (0) effect on this SA objective.</p>
<p>9. To reduce crime, disorder and the fear of crime</p>	<p>9a. Will it reduce actual levels of crime?</p> <p>9b. Will it reduce the fear of crime?</p> <p>9c. Will it encourage crime reduction through design?</p>	<p>Housing and Gypsy and Traveller site options and employment site options</p> <p>The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible (0).</p>
<p>10. To increase social inclusion</p>	<p>10a. Will it enable groups and communities to contribute to decision making and be involved in implementation?</p> <p>10b. Will it identify and engage with hard to reach stakeholders?</p> <p>10c. Will it create a sense of belonging and wellbeing for all members of the community?</p> <p>10d. Will it support community development?</p> <p>10e. Will it improve relations between all members of the</p>	<p>Housing and Gypsy and Traveller site options</p> <p>The location of housing and Gypsy and Traveller sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing and Gypsy and Traveller site options will have a negligible (0) effect on this objective.</p> <p>Employment site options</p> <p>The location of employment sites will not affect social inclusion so all site options are expected to have a negligible (0) effect on this objective.</p>

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SA objective	Sub-objective	Assumption
	<p>community?</p> <p>10f. Will it reduce social exclusion?</p> <p>10g. Will it reduce prejudice?</p> <p>10h. Will it promote mixed communities?</p>	
<p>11. To improve access to services, amenities and jobs for all groups</p>	<p>11a. Will it improve the range of quality of, and access to, cultural, sporting and leisure facilities including natural green spaces?</p> <p>11b. Will it improve access to essential services and facilities?</p> <p>11c. Will it improve physical access to employment opportunities?</p>	<p>Housing and Gypsy and Traveller site options</p> <p>Some services and amenities may be provided as part of a residential development, but this is not known until more details about the proposals at each site come forward and will depend on the scale of development planned. Likely effects will therefore depend on the proximity of sites to existing services and facilities. The assessment of effects on this SA objective has drawn on the accessibility assessment work that the Council carried out as part of the SHLAA.</p> <ul style="list-style-type: none"> • Sites that are within 1,200m of a primary school, GP, shop or community facility and that are within 30 minutes public transport travel time of key borough services are likely to have a significant positive (++) effect. • Sites that are within 1,200m of a primary school, GP, shop or community facility or that are within 30 minutes public transport travel time of key borough services are likely to have a minor positive (+) effect. • Sites that are not within either 1,200m of a primary school, GP, shop or community facility or within 30 minutes public transport travel time of key borough services are likely to have a minor negative (-) effect. <p>In addition, which may lead to mixed effects overall:</p> <ul style="list-style-type: none"> • Sites that will result in the loss of existing services or facilities (e.g. recreational open space) are likely to have a minor negative (-) effect. <p>Employment site options</p> <p>The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, where sites are located close to residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, effects would not be expected to be</p>

SA objective	Sub-objective	Assumption
		<p>significant. Therefore:</p> <ul style="list-style-type: none"> Sites within walking distance (1,200m) of existing residential areas are likely to have a minor positive (+) effect. Sites that are outside of walking distance (more than 1,200m) from existing residential areas are likely to have a minor negative (-) effect. <p>In addition, which may lead to mixed effects overall:</p> <ul style="list-style-type: none"> Sites that will result in the loss of existing services or facilities (e.g. recreational open space) are likely to have a minor negative (-) effect.
<p>12. To protect and enhance the built environment and cultural heritage, including archaeological assets</p>	<p>12a. Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings?</p> <p>12b. Will it improve access to buildings of historic/cultural value?</p> <p>12c. Will it protect and enhance the local distinctiveness of the built environment?</p>	<p>Housing, Gypsy and Traveller and Employment site options</p> <p>English Heritage bases its definition of the setting of a heritage asset on the previous national Planning Policy Statement 5, as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral'⁶⁶. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application.</p> <p>However, as an indication of potential effects on heritage assets from development of any of the site options for residential, gypsy & traveller or employment development, the following assumptions have been applied.</p> <ul style="list-style-type: none"> A potential significant negative effect (--) is identified where the development location is adjacent to or includes a designated heritage asset (e.g. Listed Buildings (all grades), Scheduled Monuments plus other nationally important archaeological sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas). A potential minor negative effect (-) is identified where the development location is within 5km of designated heritage assets. However, it is recognised that there may be instances where a site allocation within a Conservation Area or adjacent to a Listed Building etc. enhances the significance of the heritage asset (provided that the development preserves those elements of the setting that make a positive contribution to, or better reveal the significance of the asset). Therefore a minor positive effect (+) may also occur. In all cases potential effects will be uncertain (+?, -?) as the potential for negative or positive effects on

⁶⁶ English Heritage. The Setting of Heritage Assets REVISION NOTE June 2012.

SA objective	Sub-objective	Assumption
		<p>cultural heritage assets will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect). In addition, effects are also considered to be uncertain as there is potential for mitigation through intervening landform.</p>
<p>13. To protect and enhance the Borough's biodiversity and geodiversity</p>	<p>13a. Will it protect and enhance existing designated wildlife and geological sites and species populations?</p> <p>13b. Will it protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors?</p>	<p>Housing, Gypsy and Traveller and Employment site options</p> <p>Development sites within 250m of a designated nature (LNR, SAC, SPA and SSSI) or geological conservation site have the potential to have adverse effects on the reasons for designation. This may be through disturbance, habitat loss or fragmentation, pollution etc. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. Therefore:</p> <ul style="list-style-type: none"> • Sites that are within 250m of a designated biodiversity or geodiversity site may have a significant negative (--?) effect. • Sites that are between 250m and 1km of a designated biodiversity or geodiversity site, or within 2.5km of the South Pennine Moors Phase 2 SPA (due to potential loss of offsite habitat) may have a minor negative effect (-?). • Sites that are more than 1km from a designated biodiversity or geodiversity site may have a negligible (0?) effect. <p>In addition, where site options are within an identified ecological network, this will be noted in the appraisal.</p> <p>For designated European sites, a more detailed assessment is being carried out through the Habitat Regulations Assessment process, the findings of which have been incorporated into the site and policy assessments in the SA.</p>
<p>14. To protect and enhance the Borough's landscape and local character</p>	<p>14a. Will it protect and enhance the character and appearance of the borough's landscape and countryside, maintaining and strengthening local distinctiveness and</p>	<p>Housing, Gypsy and Traveller and Employment site options</p> <p>There are no designated landscape areas (Areas of Outstanding Natural Beauty or National Parks) within or adjacent to the Borough so development is not expected to have effects on these designations. In other areas, the effects on landscape are likely to be greater with a larger development, although this will also depend on design and landscape quality, which introduces uncertainty. Sites within the Green Belt will have a significant negative effect as the purpose of designation will be affected.</p> <ul style="list-style-type: none"> • Sites that are in the Green Belt will have a significant negative (--) effect. • Sites that are outside of the Green Belt but are within a greenfield site and over 10ha may have a significant negative (--?) effect. • Sites that are outside of the Green Belt but are within a greenfield site and less than 10ha may

SA objective	Sub-objective	Assumption
	<p>sense of place?</p> <p>14b. Will it protect and enhance the accessibility of the landscape across the borough?</p> <p>14c. Will it encourage the development of brownfield land in preference to greenfield?</p>	<p>have a negative (-?) effect.</p> <ul style="list-style-type: none"> Sites of any size on brownfield or previously developed land outside of the Green Belt are likely to have a negligible (0) effect.
<p>15. To protect and improve environmental quality and amenity</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 616</p>	<p>15a. Will it maintain and improve local air quality?</p> <p>15b. Will it reduce noise pollution?</p> <p>15c. Will it reduce the amount of derelict, contaminated, degraded, unstable and vacant/underused land?</p> <p>15d. Will it protect the best and most versatile agricultural land?</p> <p>15e. Will it maintain and enhance ground and surface water quality?</p>	<p>Housing, Gypsy and Traveller and Employment site options</p> <p>There are no AQMAs within Burnley where additional development could compound existing air quality issues. Air quality could potentially be affected by the proximity of development to sustainable transport links, but this is considered separately elsewhere.</p> <p>Effects on levels of noise pollution cannot be assessed spatially as effects would depend on the nature of development and neighbouring activities, i.e. the nature of any commercial activities adjacent to a housing site.</p> <p>Development on brownfield sites is preferable as it would avoid the loss of soils and would reduce the number of derelict or vacant sites in the borough. Therefore:</p> <ul style="list-style-type: none"> Sites on previously developed (brownfield) land are likely to have a minor positive (+) effect on soil preservation. Sites on previously undeveloped (greenfield) land (Grade 4, 5 or urban land) are likely to have a minor negative (-) effect on soil preservation. Sites on previously undeveloped (greenfield) land (Grade 3) are likely to have a significant negative (--) effect on soil preservation. <p>Effects on water quality cannot be assessed at this stage as they will depend on the capacity of particular sewage treatment works etc. rather than on the location of the development.</p>
<p>16. To mitigate and adapt</p>	<p>16a. Will it reduce or</p>	<p>Housing and Gypsy and Traveller site options</p>

SA objective	Sub-objective	Assumption
to climate change	<p>minimise greenhouse gas emissions?</p> <p>16b. Will it contribute to the borough's ability to adapt to the impacts of climate change, including the ability of other species to adapt?</p> <p>16c. Will it maximise the production and/or use of decentralised and renewable energy?</p> <p>16d. Will it reduce or manage flood risk?</p>	<p>The effects of residential development and Gypsy and Traveller sites on emissions will be determined through design, development management policies and building regulation standards rather than the location of the development. Effects on adaptation to climate change are also unknown at this stage as site design will have a strong influence (e.g. the incorporation of renewable energy generation).</p> <p>However, sites in flood risk areas and greenfield sites will increase the overall surface area of impermeable materials, even if SUDS or other mitigation measures are incorporated. Developments on brownfield sites will have less effect as there have previously been impermeable surfaces. National guidance categorises residential development as a 'more vulnerable use', where development is appropriate in flood zones 1 and 2 but not 3b, and the exceptions test is required in zone 3a. Caravan sites (which is taken to include Gypsy and Traveller sites) are classed as highly vulnerable. Therefore:</p> <ul style="list-style-type: none"> • Sites (excluding gypsy and traveller sites) that are on greenfield land that is mainly or entirely in flood zones 3a or 3b are likely to have a significant negative (--) effect. • Gypsy and traveller sites that are on greenfield land that is mainly or entirely in flood zone 2. 3a or 3b are likely to have a significant negative effect (--) unless the Exception Test has been passed, in which case this will result in a negligible negative effect (0). • Sites (excluding gypsy and traveller sites) that are on greenfield land that are mainly or entirely outside of flood zones 3a or 3b or brownfield sites that are mainly or entirely within flood zones 3a or 3b are likely to have a minor negative (-) effect. • Sites (excluding gypsy and traveller sites) that are on brownfield land that is outside flood zones 3a and 3b are likely to have negligible effects. <p>Employment site options</p> <p>National guidance categorises employment development as a 'less vulnerable use', where development is appropriate in flood zones 1, 2 and 3a but not 3b. Therefore:</p> <ul style="list-style-type: none"> • Sites that are on greenfield land that is mainly or entirely in flood zone 3b are likely to have a significant negative (--) effect. • Sites that are on greenfield land that are mainly or entirely outside of flood zone 3b or brownfield sites that are mainly or entirely within flood zone 3b are likely to have a minor negative (-) effect. • Sites that are on brownfield land that is outside flood zone 3b are likely to have negligible effects.
17. To ensure the prudent use of	17a Will it minimise the demand for raw	<p>Housing and Gypsy and Traveller site options and employment site options</p> <p>Use of materials and the production of waste will be largely dependent on construction methods and</p>

SA objective	Sub-objective	Assumption
<p>natural resources and the sustainable management of waste</p>	<p>materials?</p> <p>17b. Will it reduce the amount of minerals extracted and imported?</p> <p>17c. Will it minimise the production of waste?</p> <p>17d. Will it maximise waste recycling and reuse, reducing the amount of waste going to landfill?</p> <p>17e. Will it encourage water efficiency and reduce demand?</p>	<p>materials, which will be determined at the planning application stage. For employment site options, effects will also depend on the nature of the businesses which cannot be known at this stage. However, the development of brownfield land may offer good opportunities for re-using existing buildings and materials, thereby reducing demand for raw materials. Therefore:</p> <ul style="list-style-type: none"> • Sites on brownfield land are likely to have a minor positive (+) effect on this objective. • Sites on greenfield land are likely to have a negligible (0) effect on this objective. <p>Demand for water consumption will be affected by factors other than the location of the development.</p>
<p>18. To increase energy efficiency</p>	<p>18a. Will it minimise the need for energy consumption?</p> <p>18b. Will it increase energy efficiency (e.g. in buildings, transport modes, etc.)?</p> <p>18c. Will it minimise the use of fossil fuels?</p>	<p>Housing and Gypsy and Traveller site options and employment site options</p> <p>The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible (0).</p>

Appendix 5 SA Matrices for the Unallocated Reasonable Alternative Residential Site Options

HEL/003: Park Road

Site	Park Road	Area (ha)	0.47
Potential Capacity	7	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.47ha), therefore, overall, a minor positive effect on this objective is likely.	
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.	
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect	

		on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site, the closest being Law House Grade II Listed Building which is approximately 250m north. Within the wider area there are a number of other designated assets including other Listed Buildings, Hurstwood Conservation Area (approximately 1.8km north-east) and Towneley Hall Registered Park and Garden (approximately 300m north-west). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. There are no nature conservation or geodiversity sites within 1km and the site is not within an ecological network. A negligible effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural quality, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are likely for this site.		

HEL/021: South of Barclay Hills

Site	South of Barclay Hills	Area (ha)	2.1
Potential Capacity	15	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land and is within a regeneration area so it will contribute to the quality of the built environment. A significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An overall significant positive although uncertain effect is likely for this SA objective	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (2.1ha), therefore, overall, a minor positive effect on this objective is likely.	
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.	

10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect as there is publicly accessible green space on site that would be lost to new development.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to the site. Within the wider area there are a number of assets including Listed Buildings, Canalside Conservation Area (630m north-east) and Scott Park Registered Park and Garden (900m east). A minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network or within 1km of a designated nature conservation site. A negligible effect is therefore most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: The Borough's image, 3: Deprivation, 6: Sustainable transport and 11: Access to services (although this is part of a mixed effect overall). There are no significant negative effects identified.		

Between the Preferred Options and Proposed Submission site HEL/025:Lawrence Avenue was removed as an allocation, however it remains as a reasonable alternative.

HEL/025: Lawrence Avenue

Site	Lawrence Avenue	Area (ha)	1.85
Potential Capacity	37	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on brownfield land and within a regeneration area and so will contribute to improving the quality of the built environment whilst reducing the number of vacant sites in the Borough. A significant positive effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area; therefore housing development at the site may have a significant positive effect on this objective. However, uncertainty exists over the ability of deprived groups to access the new housing opportunities.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is not within 800m of a railway station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.	
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate and is relatively small in size (1.85ha); therefore housing development here is likely to have a minor positive effect on this objective.	
9. To reduce crime, disorder and the fear	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation	

of crime		on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility and is within 30 minutes public transport travel time of the key borough services assessed. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage features directly adjacent to this site. The closest heritage asset (Woodtop Primary School Grade II Listed Building) is 300m north of the site. Within 1km there are a number of other heritage designations, including Canalside Conservation Area (500m north), palatine Conservation Area (800m east) and Scott Park Registered Park and Garden (700m south east). Therefore, the development of this site has the potential for a minor negative effect on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within an ecological network. There are no designated nature conservation areas within 1km of this site, the closest being Lowerhouse Lodges Local Nature Reserve which is 1.3km north west. A negligible effect is therefore most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	This site is relatively small in landscape terms (1.85ha) and is on brownfield land outside the Green Belt. A negligible effect is therefore likely.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils and reduce the number of derelict or vacant sites in the Borough.
16. To mitigate and adapt to climate change	0	The site is on brownfield land and outside flood zones 3a and 3b. The development of the site would therefore reduce the loss of permeable land through retaining greenfield sites and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: The Borough's image, 3: Deprivation, 7: Health and 11: Access to services. There are no significant negative effects identified.		

HEL/028: Craggs Farm, Padiham

Site	Craggs Farm, Padiham	Area (ha)	0.67
Potential Capacity	20	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective is negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	The site is within 300m of a Decile 1 IMD area so there is potential for a minor positive effect on deprivation to result from new housing development in this area, but uncertainty exists over the ability of deprive groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not affect. Therefore, all of the residential site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route and 1,200m of a GP. This is likely to encourage residents to lead more healthy lifestyles and a significant positive effect is likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is less than 5ha in size and therefore, overall, is likely to have a minor positive effect on this objective.	
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all site options on this SA objective are negligible.	

10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP, primary school, shop and community facility and also within 30 minutes public transport travel time of key borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is within 20m of two Grade II listed buildings (Craggs Farmhouse and barn and lean-to stable approximately 15 metres to north of craggs farmhouse) in addition to Padiham Conservation Area. Therefore, this site has the potential for a significant negative effect on the setting of those assets, particularly as they are in a rural area, where the effects on the setting of these could be pronounced depending on design. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is within the immediate setting of the Grade II Listed Craggs Farmhouse. Any development would need to assess the potential impacts.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network or within 1km of designated nature or geodiversity sites. A negligible effect is therefore likely, although a degree of uncertainty does exist as it will only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is relatively small in size (0.67 ha) but is outside of the greenbelt (although it is immediately adjacent). Therefore, the site is likely to have a minor negative effect on this objective. These effects would depend on design and visibility within the landscape, which introduce uncertainty. Low density housing with green infrastructure would provide some mitigation if the site was taken forward.
15. To protect and improve environmental quality and amenity	--	The site is on greenfield land which is classed as Grade 3 agricultural quality land, and is therefore likely to have a significant negative effect on soil preservation.
16. To mitigate and adapt to climate change	-	The site is on greenfield land but is outside of flood zones 3a and 3b and is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a brownfield site.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health and 11: Access to services. Significant negative effects are likely in relation to objectives 12: Built		

environment and 15: Amenity.

HEL/040: Grove Lane, Padiham

Site	Grove Lane, Padiham	Area (ha)	0.46
Potential Capacity	13	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective is negligible.	
2. To develop and market the Borough's image	0	Residential development is unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	New residential development at Grove Lane will be located across two separate land parcels comprising a single site. The western part of the site sits within a Decile 1 IMD area while the eastern part sits just outside a Decile 1 IMD area and so there is potential for a significant positive effect on deprivation to result from new housing development in this area. However, uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not affect. Therefore, all of the residential site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route and 1,200m of a GP. This is likely to encourage residents to lead more healthy lifestyles and a significant positive effect is likely.	
8. To improve access to a range of good quality, resource efficient and	+	The site is not in a high vacancy rate area and is less than 5ha in size and therefore, overall, is likely to have a minor positive effect on this objective.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all site options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP, primary school, shops and a community facility. A minor positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	Padiham Conservation Area and several Grade II listed buildings (Trevelyan Guest House, 2, Bank Street, Cellar Restaurant, Church Of St Leonard, 1 And 3, Moor Lane, 1-21, Gawthorpe Street, 2-6, Gawthorpe Street, 22-26, Bank Street, 2, Factory Lane, Barclays Bank, 29, Mill Street, Prestige Bedding Centre to South East and North East of Courtyard Facing Mill Street, National Westminster Bank, Town Hall) are all within 1km of the site. Therefore, this site has the potential for a minor negative effect on the setting of those assets, particularly as they are in a rural area, where the effects on the setting of these could be pronounced depending on design. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated nature or geodiversity areas within 1km of the site. A negligible effect on this SA objective is therefore most likely although a degree of uncertainty does exist as it will only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is relatively small in size (0.46 ha) but is outside of the greenbelt. Therefore, the site is likely to have a minor negative effect on this objective. These effects would depend on design and visibility within the landscape, which introduce uncertainty. Low density housing with green infrastructure would provide some mitigation if the site was taken forward.
15. To protect and improve environmental quality and amenity	--	The site is on greenfield land which is classed as Grade 3 agricultural quality land, and is therefore likely to have a significant negative effect on soil preservation.
16. To mitigate and adapt to climate change	-	The site is on greenfield land but is outside of flood zones 3a and 3b and is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a brownfield site.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.

Site Sustainability Summary
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 7: Health. A significant negative effect is likely in relation to objective 15: Amenity.

HEL/050: Honeyholme Lane

Site	Honeyholme Lane	Area (ha)	0.43
Potential Capacity	8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	Although the site adjoins the settlement of Holme Chapel and may support local businesses and services, it is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but not within 800m of a train station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP. This is likely to promote more healthy lifestyles and a minor positive effect is identified.	
8. To improve access to a range of good quality, resource efficient and	+	The site is not in a high vacancy rate area and is under 5ha in size (0.43ha), therefore, overall, a minor positive effect on this objective is likely.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility and within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site although Bulls Head Farmhouse Grade II Listed Building is approximately 160m north. There are a number of other heritage features in the surrounding area, including Thieveley Lead Mine Scheduled Monument (approximately 1.4km south) and Towneley Hall Registered Park and Garden (approximately 1.2km north-west). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. There are no nature conservation areas within 1km of the site and the site does not fall within an ecological network. However, the site is within 1km of Holme Chapel geodiversity site, and so a minor negative effect is therefore likely although this will be uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural quality, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.

Site Sustainability Summary

Significant positive effects are likely in relation to SA objective 11: Access to services. No significant negative effects are likely.

HEL/057: Riding Street

Site	Riding Street	Area (ha)	0.94
Potential Capacity	15	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on brownfield land and is within a regeneration area so it will contribute to the quality of the built environment. A significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An overall significant positive although uncertain effect is likely for this SA objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP and within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a significant positive effect is therefore likely.	
8. To improve access to a range of good quality, resource efficient and	+	The site is not in a high vacancy rate area and is under 5ha in size (0.94ha), therefore, overall, a minor positive effect on this objective is likely.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect as there is publicly accessible green space on site that would be lost to new development.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	This site is not directly adjacent to any designated heritage features. Within the wider area there are, however, a number of features including Listed Buildings, Canalside Conservation Area (320m north-east), Palatine Conservation Area (130m south-east) and Scott Park Registered Park and Garden (400m south). A minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated nature conservation or geodiversity sites within 1km. A negligible effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The site is outside of the Green Belt but within brownfield land and less than 10ha, therefore the site may have a negligible effect on this objective.
15. To protect and improve environmental quality and amenity	+	Development on brownfield land such as this may lead a reduction in the loss of good quality agricultural soils associated with developing on greenfield land. The use of brownfield land will also reduce the number of vacant sites in the Borough. A minor positive effect is likely for this SA objective.
16. To mitigate and adapt to climate change	0	This site is located on brownfield land which is outside of flood zones 3a and 3b. As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and so there could be opportunities for re-using existing buildings and minimising waste generation. A minor positive effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		

Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: sustainable transport, 7: Health and 11: Access to services (albeit this is part of a mixed effect). No significant negative effects are likely.

HEL/060: Villiers Street

Site	Villiers Street	Area (ha)	1.3
Potential Capacity	47	Brownfield/Greenfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is not within 50m to a key gateway, but is within a defined regeneration area, and therefore a significant positive effect can be expected for enhancing the built quality of the area.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area so there is potential for significant positive effects on deprivation but uncertainty exists over the ability of deprived groups to access new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route. This is likely to encourage residents to live healthy lifestyles and a minor positive effect is therefore identified.	
8. To improve access to a range of good quality, resource efficient and	+	The site is not in a high vacancy rate area, but is expected to have a positive effect on this objective by providing new housing. As the site is small (1.3ha) in relation to other housing options in the Borough, the positive effect is expected to be minor.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely overall.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As the site is within 1km of Canalside Conservation Area and several statutory listed (grade II) buildings, this site has the potential for negative effects on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network, and there are no designated nature or geodiversity conservation areas within 1km. A negligible effect is therefore most likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The effects on landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on brownfield land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is mainly on brownfield land, and will therefore avoid the loss of soils in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 3a and 3b (which would be inappropriate for housing developments such as this). As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this development on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. Although this site is on brownfield land, there are no buildings within the site, and it may therefore offer fewer opportunities for re-using existing buildings and materials, and a negligible effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		

Significant positive effects have been identified for the site in relation to SA objectives: 2: The Borough's image, 3: Deprivation in urban areas, 6: Sustainable transport and 11: Access to services and jobs. No significant negative effects have been identified.

HEL/065: Land at Brownside Farm

Site	Land at Brownside Farm	Area (ha)	1.0
Potential Capacity	25	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	The site is approximately 900m south-east of a Decile 1 IMD area. A minor positive effect is therefore likely although the ability of deprived groups to access the housing market will be dependent on other factors such as affordable housing availability which creates uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.	
8. To improve access to a range of good quality, resource efficient and	+	The site is not in a high vacancy rate area and is under 5ha in size (1.0ha), therefore, overall, a minor positive effect on this objective is likely.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility and within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>There are no cultural heritage assets directly adjacent to the site. Within the wider area there are a number of Listed Buildings, the closest of which is Hollins Hall Grade II Listed Building (200m south). Other designated features include Worsthorne Conservation Area (approximately 520m east), Hurstwood Conservation Area (1.4km south-east), Burnley Wood Conservation Area (1.8km west) and Towneley Hall Registered Park and Garden (630m south-west). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the south Eastern parts of the site are within 200 metres of the Grade II Listed Hollins Hall and Complex and that potential impacts need to be considered.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of the site falls within a woodland ecological network although the site is not within 1km of any designated nature or geodiversity sites. Therefore a minor negative effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land and directly adjacent but outside of flood zones 3a and 3b. However, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are

efficiency		negligible.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 11: Access to Services. No significant negative effects are identified.		

HEL/075: Land at Melrose Avenue

Site	Land at Melrose Avenue	Area (ha)	3.44
Potential Capacity	60	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land which is within a regeneration area and so its development will contribute to the quality of the built environment, and a significant positive effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area. A significant positive effect is therefore likely although the ability of deprived groups to access the housing market will be dependent on other factors such as affordable housing availability which creates uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.	
8. To improve access to a	+	The site is not in a high vacancy rate area and is under 5ha in size (3.44ha), therefore, overall, a minor positive effect on this	

range of good quality, resource efficient and affordable housing		objective is likely
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility as well as within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore identified. However, this is mixed with a minor negative effect as there is publicly accessible green space on site that would be lost to new development.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site. There are a number assets in the wider area, including Listed Buildings (the closest of which is Scott Monument Grade II Listed Building approximately 220m east), as well as Scott Park Registered Park and Garden (140m south-east) and Palatine Conservation Area (500m east). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network and there are no designated nature or geodiversity areas within 1km. A negligible effect is therefore likely although this will be uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are

		negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: The Borough's image, 3: Deprivation and 11: Access to services (although this is part of a mixed effect overall). No significant negative effects are likely.		

HEL/076: Land at North of Halifax Road

Site	Land at North of Halifax Road	Area (ha)	0.98
Potential Capacity	25	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing at this site is likely to have a negligible effect on this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	-	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 400m of a bus stop or 800m of a train station. A minor negative effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route. This is likely to promote healthy lifestyles and a minor positive effect is identified.	

inequalities		
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.98ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is not within 1,200m of a GP, a primary school, a shop or a community facility and is not within 30 minutes public transport travel time of key Borough services. A minor negative effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>There are no cultural heritage assets directly adjacent to the site. Within the wider areas there are a number of Listed Buildings, the closest of which is Hill End House Grade II Listed Building (530m west). Harle Syke Conservation Area is approximately 1km south-west. Therefore, minor negative effects are likely for this objective. Due to the relatively small size of the site it is unlikely that there would be any negative impacts but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is adjacent to Hill Farmhouse, 64/66 Halifax Road, Briercliffe which is Locally Listed.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within 1km of a designated nature or geodiversity area or within an ecological network. A negligible effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural	0	The site is on previously undeveloped land so there will be limited opportunities for utilising existing materials thus reducing waste generation and the need for raw materials. A negligible effect is therefore likely.

resources and the sustainable management of waste.		
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects have been identified for this site.		

HEL/086: Land at Glen View Road

Site	Land at Glen View Road	Area (ha)	1.99
Potential Capacity	50	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	The site is approximately 800m south of a Decile 1 IMD area and may have a minor positive effect on improving conditions in that area by offering access to the housing market. The ability to access housing will be dependent on other factors such as affordable housing availability, creating uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	

7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route. This is likely to promote healthy lifestyles and a minor positive effect is identified.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (1.99ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility and within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site although Burnley Wood Conservation Area is approximately 500m north-east. Towneley Hall Registered Park and Garden is also approximately 700m east. There are a number of Listed Buildings and other features in the wider area, including Scott Park Registered Park and Garden (930m north-west) and Canalside Conservation Area (1km north). Therefore, a minor negative effects are likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within 1km of any designated nature or geodiversity sites although it is mostly within a grassland ecological network. A minor negative effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural quality, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.

resources and the sustainable management of waste.		
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 11: Access to services. No significant negative effects have been identified.		

HEL/088: Land at Moseley Road

Site	Land at Moseley Road	Area (ha)	0.82
Potential Capacity	10	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	The site is approximately 300m south of a Decile 1 IMD area and may have a minor positive effect on improving conditions in that area by offering access to the housing market. The ability to access housing will be dependent on other factors such as affordable housing availability, creating uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	

7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to promote healthy lifestyles and a minor positive effect is identified.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.82ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility and within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is adjacent to Burnley Wood Conservation Area and approximately 300m west of Towneley Hall Registered Park and Garden. There are a number of Listed Buildings and other features in the wider area, including Scott Park Registered Park and Garden (1.2km north-west) and Canalside Conservation Area (650m north). Therefore, significant negative effects are likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the northern part of the site is within the setting of Burnley Wood Conservation Area and the western part lies within 200m of two Listed Buildings. Any development proposals would need to consider the potential impacts on setting.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within 1km of any designated nature or geodiversity sites although it is directly adjacent to a woodland ecological network. A minor negative effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.

17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant positive effect is likely for this site in relation to SA objective 11: Access to services. A significant negative effect is likely in relation to SA objective 12: Built environment.		

HEL/090: Stoneyhurst Avenue

Site	Stoneyhurst Avenue	Area (ha)	0.92
Potential Capacity	16	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected	
3. To reduce deprivation in urban and rural areas	+?	The site is not within 1km of a town centre, however there are three Decile 1 IMD areas within 1km of the site. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An overall minor positive although uncertain effect is likely for this SA objective	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	

7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.92ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect as there is publicly accessible green space on site that would be lost to new development.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site. Within the wider area there are a number of heritage features, including Listed Buildings, Towneley Hall Registered Park and Garden (approximately 730m west), Queens Park Registered Park and Garden (1.1km north-west), Thompson Park Registered Park and Garden (1.5km north-west), Burnley Wood Conservation Area (1km west) and Canalside Conservation Area (1.5km north-west). A minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network, however the site is within 1km of Deer Pond LNR. A minor negative effect is therefore likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.

resources and the sustainable management of waste.		
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant positive effect is likely for this site in relation to SA objective 11: Access to services (although this is part of a mixed effect overall). No significant negative effects are identified.		

HEL/092: Land at Red Lees Road (The Hollins)

Site	Land at Red Lees Road (The Hollins)	Area (ha)	2.34
Potential Capacity	35	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	The site is approximately 400m south of a Decile 1 IMD area. A minor positive effect is therefore likely although the ability of deprived groups to access the housing market will be dependent on other factors such as affordable housing availability which creates uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.	

7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (2.34ha), therefore, overall, a minor positive effect on this objective is likely
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a shop and a community facility but not a school or GP. The site is also within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is directly adjacent to Hollins Hall Grade II Listed Building. Within the wider area, there are a number of other heritage features including Towneley Hall Registered Park and Garden (approximately 370m south-west), Worsthorne Conservation Area (660m east) and Hurstwood Conservation Area (approximately 1.4km south-east). Therefore, a significant negative effect is likely for this objective, although will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is within the setting of Listed Hollins Hall and Farmhouse Grade II. It may be possible to develop all or part of the site without considerable harm to the significance of the heritage assets but this would require further analysis and justification.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within a woodland ecological network. There are no designated nature or geodiversity areas within 250m of the site, the closest being Deer Pond LNR which is approximately 800m to the south-west. This may lead to a minor negative effect on this SA objective. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss

		of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant negative effect has been identified in relation to SA objective 12: Built environment. No significant positive effects are considered likely.		

HEL/093: Land at Red Lees Road/Richmond Avenue, Cliviger

Site	Land at Red Lees Road/Richmond Avenue	Area (ha)	3.75
Potential Capacity	94	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The	

travel and increase the use of sustainable transport modes		accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is not within 800m of a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (3.75ha), therefore, overall, a minor positive effect on this objective is likely
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a shop and a community facility but not a GP or school. The site is within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>There are no cultural heritage assets directly adjacent to the site. Within the wider area there are a number of Listed Buildings, the closest of which is Higher Red Lees Farmhouse Grade II Listed Building (470m east). Other designated features include Towneley Hall Registered Park and Garden (300m north-west), Hurstwood Conservation Area (approximately 1.2km east), Worsthorne Conservation Area (1km north-east) and Burnley Wood Conservation Area (1.6km west). Therefore, a minor negative effect is likely for this objective, although will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the southern part of the site lies within the setting of the Grade I Towneley Park and Registered Park and Garden and that the principle of development to the site is likely to be considered too harmful to the significance of the Heritage Assets. Further analysis is required.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is approximately 500m to the east of Deer Pond LNR and partially within a woodland ecological network. A minor negative effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.

and amenity		
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are likely.		

HEL/102: Land South of Halifax Road

Site	Land South of Halifax Road	Area (ha)	1.64
Potential Capacity	41	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

labour market		
6. To reduce the need to travel and increase the use of sustainable transport modes	-	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 400m of a bus stop or 800m of a train station. A minor negative effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (1.64ha), therefore, overall, a minor positive effect on this objective is likely
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is not within 1,200m of a GP, a primary school, a shop or a community facility, nor is it within 30 minutes public transport travel time of key Borough services. A minor negative effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site. Within the wider area there are a number of Listed Buildings, the closest of which is Hill End House Grade II Listed Building (410m west). Harle Syke Conservation Area is approximately 950m south-west. Therefore, a minor negative effect is likely for this objective, although will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is south of Hill Farmhouse, 64/66 Halifax Road, Briercliffe which is Locally Listed.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within 1km of a designated biodiversity or geodiversity area or within an ecological network. A negligible effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development
15. To protect and improve environmental quality	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of

and amenity		agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are likely.		

HEL/104: Land to South-West of Burnley Road

Site	Land to South-West of Burnley Road	Area (ha)	1.45
Potential Capacity	37	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore,	

inclusion		all of these site options will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but not within 800m of a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP or within 400m of a defined on or off road cycle route. A minor negative effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (1.45ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is not within 1,200m of a GP, a primary school, a shop or a community facility but is within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site. There are a number assets in the wider area, including Listed Buildings (the closest of which is approximately 320m south-east) as well as Thieveley Lead Mine Scheduled Monument (960m south). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. Although the site is partially within a grassland ecological network, there are no nature conservation areas within 1km of the site. A minor negative effect is therefore likely although this will be uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as they would depend on the design of any development.

15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural quality, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are likely.		

HEL/112: Marlborough Street

Site	Marlborough Street	Area (ha)	0.51
Potential Capacity	12	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land and within regeneration area so will contribute to the quality of the built environment. A significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An overall significant positive although uncertain effect is likely for this SA objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

labour market		
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP and within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.51ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility and also within 30 mins public transport travel time of key borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is directly adjacent to Canalside Conservation Area. Within the wider area there are a number of other heritage features, including Palatine Conservation Area (530m north-west), Burnley Wood Conservation Area (400m south-east), Burnley Town Centre Conservation Area (380m north), Towneley Hall Registered Park and Garden (770m east) and Scott Park Registered Park and Garden (740m west). Therefore, a significant negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is within the setting of the Canalside Conservation Area and the collection of Listed Buildings at Finsley Wharf. Development would need to consider potential impacts.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is within a grassland ecological network although it is not within 1km of any designated nature or geodiversity sites. A minor negative effect is therefore likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.

15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects have been identified for this site in relation to SA objectives 2: The Borough's image, 3: Deprivation, 6: Sustainable transport, 7: Health and 11: Access to services. A significant negative effect is likely for SA objective 12: Built environment.		

HEL/123: Overtown Barn

Site	Overtown Barn	Area (ha)	0.63
Potential Capacity	12	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on brownfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will	

maintain a healthy labour market		not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.63ha), therefore, overall, a minor positive effect on this objective is likely
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is not within 1,200m of a GP, a primary school, a shop or a community facility but is within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore identified.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>There are no cultural heritage assets directly adjacent to the site. There are a number assets in the wider area, including Listed Buildings (the closest of which is Law House Grade II Listed Building approximately 220m north), as well as Towneley Hall Registered Park and Garden (970m north-west), Warren at Everage Clough Scheduled Monument (2km west) and Thieveley Lead Mine Scheduled Monument (2km south). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the barn may contain elements of an earlier (pre 1890) building and may hold local significance, as such this would require further analysis.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network and there are no designated nature or geodiversity areas within 1km. A negligible effect is therefore likely although this will be uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local	0	The effects on landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on brownfield land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.

character		
15. To protect and improve environmental quality and amenity	+	This site is on brownfield land and would therefore help to avoid the loss of soils as well as reducing the number of vacant sites in the Borough. A minor positive effect is likely for this objective.
16. To mitigate and adapt to climate change	0	The site is on brownfield land and outside flood zones 3a and 3b. The development of the site would therefore reduce the loss of permeable land through retaining greenfield sites and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and this may offer good opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are considered likely for this site.		

HEL/137: Rycliffe Street

Site	Rycliffe Street	Area (ha)	0.4
Potential Capacity	6	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area and 250m of Padiham town centre. New dwellings within 250m of a town centre are likely to support businesses and services as an increased number of residents will provide a greater customer base. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An overall significant positive although uncertain effect is likely for this SA objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP and within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.4ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility. A minor positive effect is therefore likely. However, this is mixed with a minor negative effect as there is publicly accessible green space on site that would be lost to new development.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	The site is directly adjacent to Padiham town centre Conservation Area which contains a number of Grade II Listed Buildings. Therefore, a significant negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network and it is more than 1km from the nearest designated nature and geodiversity designation; therefore a negligible effect on this objective is most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.
15. To protect and improve environmental quality	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land

and amenity		in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
This site is likely to have significant positive effects on SA objectives 3: Deprivation and 7: Health. A significant negative effect is identified for SA objective 12: Built environment.		

HEL/148: Thorneybank Industrial Estate

Site	Thorneybank Industrial Estate	Area (ha)	3.29
Potential Capacity	82	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on brownfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	The site is over 1km away from a Decile 1 IMD area and a town centre. Therefore, housing development at this site is likely to have a negligible effect upon this objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

labour market		
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop bus is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP but is within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (3.29ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a primary school, a shop and a community facility and within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no cultural heritage assets directly adjacent to the site. Within the wider area there are a number of Listed Buildings, the closest of which is Hapton Hall Farmhouse Grade II Listed Building (630m north). Other designated features include Hapton Castle (830m north), Scott Park Registered Park and Garden (3.8km north-east), Canalside Conservation Area (3.5km north-east), Gawthorpe Hall Registered Park and Garden (3km north-east) and Padiham Conservation Area (2.9km north). Therefore, a minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within 1km of a designated nature or geodiversity area or within an ecological network. A negligible effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The site is outside of the Green Belt but within brownfield land and less than 10ha, therefore the site will have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	This site is on brownfield land and so would avoid the loss of soils and reduce the amount of vacant land in the Borough. A minor positive effect is therefore likely for this SA objective.

16. To mitigate and adapt to climate change	0	This site is on brownfield land and outside flood zones 3a and 3b, and would therefore have less effects on this SA objective compared to greenfield sites given that it would not lead to an increase in impermeable surfaces. A negligible effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and this may offer good opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 11: Access to services. No significant negative effects have been identified for this site.		

Between the Preferred Options and Proposed Submission site HEL/153: Whalley Road was removed as an allocation, however it remains as a reasonable alternative.

HEL/153: Whalley Road

Site	Whalley Road	Area (ha)	0.49
Potential Capacity	6	Greenfield/Brownfield	Mainly greenfield, partly brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is not within 50m of a key gateway or a defined regeneration area, and therefore a negligible effect can be expected in relation to enhancing the quality of the built environment in those areas.	
3. To reduce deprivation in urban and rural areas	+	The site is within 360m of a Decile 1 IMD area to the east, so development here may have minor positive effects on reducing deprivation, although uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and 1,200m of a GP. This would encourage residents to lead more healthy lifestyles and so a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is relatively small (0.49ha) and is not in a high vacancy rate area; therefore housing development here is expected to have a minor positive effect on this objective.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility, and within 30 minutes public transport time of all of the key Borough services assessed. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	Padiham Conservation Area is approximately 30m to the east of this site, and that area contains a number of listed buildings. There are other listed buildings within close proximity of the site to the south west. Therefore, these assets may be subject to significant negative impacts from the development, but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no biodiversity or geodiversity designations within 1km of this site; therefore a negligible effect on this SA objective is most likely although this is currently uncertain.
14. To protect and enhance the Borough's landscape and local character	-?	The effects on landscape will depend on design and landscape quality, which introduces uncertainty. As this site is relatively small in landscape terms and is located on mainly greenfield land outside of the Green Belt, it could have a minor negative effect on this SA objective.
15. To protect and improve environmental quality and amenity	-	Development on this site is likely to have a minor negative effect on soil quality as the site is mainly on greenfield land which is classed as 'urban' in terms of its agricultural quality.

16. To mitigate and adapt to climate change	-	This site is located on mainly greenfield land and is outside of flood zones 3a and 3b (which would be inappropriate for housing developments such as this). As such, a minor effect is expected as development would increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this development on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is mainly on greenfield land, it would not offer opportunities for re-using existing buildings and materials, and a negligible effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health and 11: Access to services. No significant negative effects are likely.		

Between the Preferred Options and Proposed Submission stages of the Local Plan, and as more information became available, it was identified that site HEL/208b: EW1/6 – Westgate is on brownfield land rather than greenfield land as previously appraised. The matrix below has therefore been updated to reflect this.

HEL/208b: EW1/6 - Westgate

Site	EW1/6 - Westgate	Area (ha)	2.19
Potential Capacity	50	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	+	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land and is within 50m of a key gateway into the Borough so it will contribute to the quality of the built environment. A minor positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. This site is also approximately 300m west of Burnley town centre. The close proximity of the site to Burnley town centre is likely to have a positive effect on supporting businesses and services as an increased number of residents and employees will provide a greater customer base. An overall uncertain significant positive effect is likely.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP and within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (2.19ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is directly adjacent to Canalside Conservation Area as well as four Grade II Listed Buildings (Belle Vue Terrace, Belle Vue Mill, Burnley House and a Railway Bridge). A significant negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. There are no designated nature conservation or geodiversity site within 1km and the site is not within an ecological network. A negligible effect is therefore most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The site is on brownfield land of less than 10ha, therefore a negligible effect is therefore likely.
15. To protect and improve environmental quality	+	As this site is located on brownfield land, the loss of soils will be avoided and the number of derelict sites in the Borough will be reduced. A minor positive effect is therefore likely.

and amenity		
16. To mitigate and adapt to climate change	0	This site is located on brownfield land which is outside of flood zones 3a and 3b. As such, a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and so there could be opportunities for re-using existing buildings and minimising waste generation. A minor positive effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely for this site in relation to SA objectives 3: Deprivation, 6: Sustainable transport, 7: Health and 11: Access to services. A significant negative effect is likely in relation to SA objective 12: Built heritage.		

HEL/211: Land at Junction of Crown Point Road/Manchester Road

Site	Land at Junction of Crown Point Road/Manchester Road	Area (ha)	1.45
Potential Capacity	30	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	+	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land and is within 50m of a key gateway into the Borough so it will contribute to the quality of the built environment. A minor positive effect is likely.	
3. To reduce deprivation in urban and rural areas	+?	This site is approximately 700m south-east of a Decile 1 IMD area. The ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty. An uncertain minor positive effect is therefore likely.	

4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop but is not within 800m of a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP or 400m of a defined on or off road cycle route. A minor negative effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (1.45a), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, all housing site options will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is not within 1,200m of a GP, a primary school, a shop or a community facility but is within 30 minutes public transport travel time of key Borough services. A minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	This site is not directly adjacent to any designated heritage assets with the closest being a Grade II Listed Building known as Base of Former Butter Cross. Within the wider area there are a number of other designated heritage assets, including other Listed Buildings, Scott Park Registered Park and Garden (850m north), Towneley Hall Registered Park and Garden (1.8km east), Burnley Wood Conservation Area (1.6km north-east) and Palatine Conservation Area (1.5km north). A minor negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is partially within a woodland ecological network but is more than 1km from the nearest nature or geodiversity designation. A minor negative effect is therefore likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the	-?	The site is outside of the Green Belt but within greenfield land and less than 10ha, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development.

Borough's landscape and local character		
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as mostly Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land which is outside of flood zones 3a and 3b (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected by increasing risks of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
No significant positive or negative effects are considered likely for this site.		

This site was brought forward as a reasonable alternative for the first time between Preferred Options and Proposed Submission Local Plan stages.

HEL/254: Land at Nelson Road, Saxifield

Site	Land at Nelson Road, Saxifield	Area (ha)	2.33ha
Potential Capacity		Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban	0	The site is not within 1km of a Decile 1 IMD area so availability of jobs and housing for deprived groups is not likely to	

and rural areas		be improved and a negligible effect is considered likely. This site is not within 1km of a town centre.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route and within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (2.32ha), therefore, overall, a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of new housing developments will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP, a primary school, a shop and a community facility and within 30 minutes public transport travel time of other key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is directly adjacent to Harle Syke Conservation Area which contains one Grade I Listed Building and two Grade II Listed Buildings. There are also a number of other Listed Buildings within the wider area, and Jib Hill Conservation Area is approximately 1.2km west. Therefore, a significant negative effect is likely for this objective. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. The significant negative effect is therefore uncertain.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. However, there are no designated nature or geodiversity sites within 1km of this site and the site is not within an ecological network. Therefore, a negligible effect is therefore given, although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments also.
14. To protect and enhance the Borough's landscape and local character	0	There are no designated landscape areas (Areas of Outstanding Natural Beauty or National Parks) within or adjacent to the Borough so development is not expected to have effects on these designations. The site is small (2.32ha) and on greenfield land although outside the green belt. A minor negative uncertain effect is therefore likely.
15. To protect and improve environmental quality and	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified

amenity		as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	Sites in food risk areas and greenfield sites will increase the overall surface area of impermeable materials, even if SUDS or other mitigation measures are incorporated. Developments on brownfield sites will have less effect as there have previously been impermeable surfaces. This site is located on previously undeveloped land and is outside of flood zones 3a and 3b. As such, a minor negative effect is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on previously undeveloped land and so there will be limited opportunities for re-using existing buildings and materials, thus increasing the demand for raw materials. Use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage and so a negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are considered likely for SA objectives 7: Health and 11: Access to services and jobs. A significant negative effect is likely for SA objective 12: Built environment.		

Appendix 6 Reasons for Selecting or Rejecting Site Options

The following table sets out the site options the Council has considered through the plan making process but not allocated in the Proposed Submission Local Plan. Grey shaded rows indicate that site options considered previously are no longer considered to be reasonable alternatives.

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
HEL/078	Branch Road		Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/078	Branch Road (A)		Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/078	Branch Road (B)		Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/063	Colne Road/New Hall Street/Elm Street	New Hall Street/Barden Lane	Residential	Yes		Yes		(HS1/8)	Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction. It has been removed from the Proposed Submission Plan.
HEL/070	Florence Avenue	N/A	Residential	Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA not to be available and therefore not developable.
HEL/011	Former Baxi site, Padiham – western part	Former Baxi site, Padiham	Residential	Yes		Yes	Yes	HS1/5	The site is in a highly sustainable location and would reuse and remediate brownfield land and offer high quality and aspirational housing and increased choice to meet the plan requirements. It also is of a size to create a distinctive development with its own sense of place and contribute towards addressing flood risk issues for Padiham. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/120	Former Dorma Site, Casterton Avenue	Oak Bank Mill	Residential	Yes					Site is no longer considered a reasonable alternative because the development is now completed.
HEL/043	Former Hameldon Schools Sites, Kiddrow Lane	N/A	Residential	Yes		Yes	Yes	HS1/1	The site is in a highly sustainable location and would reuse brownfield land and offer high quality and an increased choice of housing to meet the plan requirements. It also is of a size to create a distinctive development with its own sense of place. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
HEL/135	Former Ridgewood High School	N/A	Residential	Yes		Yes	Yes	HS1/18	The site is in a highly sustainable location and is well related to existing residential development at Stoneyholme and would reuse brownfield land and offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. The Green Belt Review concludes that this site that could be released from the Green Belt with minimal impact. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/034	Former William Blythe Site, Hapton	N/A	Residential	Yes		Yes	Yes	HS1/3	The site is in a highly sustainable location and would reuse and remediate brownfield land and offer high quality and increased choice of housing in a canalside setting to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/039	Gordon Street Mill, Lennox Street – Mill only	Gordon Street Mill, Worsthorne	Residential	Yes		Yes	Yes	HS1/20	The site is in a sustainable location and would in part reuse brownfield land or buildings. The site is well related to the village of Worsthorne and would offer high quality and aspirational housing and increased choice to meet the plan requirements. Development in the village is located where it will contribute towards enhancing or maintaining the vitality of the rural community. This site is proposed for allocation together with land to the rear (HEL/039 and HEL/022). The development would remove current commercial traffic from the mill. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/022	Land to Rear Gordon Street Mill	Gordon Street Mill, Worsthorne	Residential			Yes	Yes	HS1/20	See above
HEL/073	Grey Street	N/A		Yes					Site is no longer considered a reasonable alternative because the development is now completed.
HEL/146	Hargher Street	Smirthwaite Street		Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/049	Harrogate Crescent	N/A		Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA not to be

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
									available and therefore not developable.
HEL/074	Higher Saxifield	N/A	Residential	Yes		Yes	Yes	HS1/10	The site is in a highly sustainable location well related to the existing development boundary and existing housing and would offer high quality housing to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/071	Hollins Cross Farm	N/A	Residential	Yes		Yes	Yes	HS1/2	The site is in a highly sustainable location well related to the existing development boundary and existing housing and would offer high quality and aspirational housing and increased choice to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/052	Imperial Mill, Liverpool Road	Imperial Mill/ Empire Mill	Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/054	Jack Hey Lane Farm, Cliviger	N/A	Residential	Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA not to be suitable and therefore not to be developable.
HEL/066	Land at Burnley General Hospital	N/A	Residential	Yes		Yes	Yes	HS1/11	The site is in a highly sustainable location and would reuse brownfield land and offer quality and choice of housing to meet the plan requirements. In particular this site would be suitable for extra care or supported housing. The site proposed for allocation is reduced from the site considered at Issues and Options and has also been amended since Preferred Options. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/062	Land at Lowerhouse Lane	Land and buildings at Lowerhouse Lane	Residential	Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA not to be available and therefore not to be developable.
HEL/094	Land off Rossendale Road	Land at Rossendale Road	Residential	Yes		Yes	Yes	HS1/4	The site is in a sustainable location and is well related to the development boundary and existing housing and would offer high quality and increased choice of housing to meet the plan requirements. A larger site was considered through the SHLAA to be unsuitable and therefore not developable. A smaller area was considered suitable and is proposed for allocation HS1/4. Further information about the Council's process for

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									selecting the site is set out in the Site Allocations background paper.
HEL/109	Livingstone Mill	N/A	Residential	Yes		Yes	Yes	HS1/21	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. Planning permission has been granted for residential development. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/119	North of Bronte Avenue	N/A	Residential	Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA to not be suitable and therefore not developable.
HEL/122	Oswald Street	Oswald Park	Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/125	Perseverance Mill, Padiham	N/A	Residential	Yes		Yes	Yes	HS1/23	The site is in a highly sustainable location and would reuse and remediate brownfield and derelict land and offer new energy efficient more adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/128	Primrose Mill, Harrison Street, Brierfield	Primrose Mill	Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/100	Rear of the Bull and Butcher, Manchester Road	Land to rear of Bull and Butcher	Residential	Yes		Yes	Yes	HS1/28	The site is in a sustainable location well related to the existing development boundary and existing housing and would offer high quality and aspirational housing and increased choice to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/133	Ridge Avenue	N/A	Residential	Yes		Yes	Yes	HS1/25	The site is in a highly sustainable location well related to the existing housing development along the Ridge Avenue frontage and would offer high quality and increased choice to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.

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HEL/144	Rose School, Swindon Street		Residential	Yes					Site is no longer considered a reasonable alternative because it was considered through the SHLAA not to be available and not achievable and therefore not developable.
HEL/147	Station Road, Padiham		Residential	Yes					Site is no longer considered a reasonable alternative because the site has planning permission for housing and is under construction.
HEL/134	Sycamore Avenue		Residential	Yes					Site is no longer considered a reasonable alternative because after the development of Life Church, the remainder of the site (0.15ha) is below the threshold for allocation in the Local Plan.
HEL/136	Tay Street	N/A	Residential	Yes		Yes	Yes	HS1/16	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/060	Villiers Street	N/A	Residential	Yes					The site is in a highly sustainable location and would reuse brownfield land and whilst considered individually to be developable in the SHLAA, when considered against other sites in this area it was felt there would not be sufficient demand to bring forward all of these, and other sites were preferred to meet the demand in this area; other sites elsewhere in the borough were preferred to meet the overall housing requirement and were considered to offer greater choice rather than an over-concentration of development in this area.
HEL/152	Waterside Mill, Langham Street	Waterside Mill	Residential	Yes		Yes	Yes	HS1/14	The site is in a highly sustainable location and would reuse and remediate brownfield land and offer quality and choice of housing to meet the plan requirements. The site has planning permission for 86 dwellings and is now under construction 2016/17. It will be removed from the plan as an allocation in 2017/18.
HEL/091	Red Lees Road, Cliviger	N/A	Residential		Yes	Yes	Yes	HS1/9	The site is in a sustainable location well related to the existing development boundary and existing housing and would offer high quality and aspirational housing and increased choice to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
HEL129	Rear of 34 Moseley Road	N/A	Residential		Yes				Site is no longer considered a reasonable alternative because it is considered through the SHLAA not to be suitable and therefore not to be developable.
HEL/007	AIT Brush Street	Former AIT site	Residential		Yes	Yes	Yes	HS1/12	The site is in a highly sustainable location and would reuse and remediate brownfield land and offer new energy efficient more adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/032	Bank Hall Sports Ground	N/A	Residential		Yes				Site is no longer considered a reasonable alternative because it is considered through the SHLAA not to be suitable and therefore not to be developable.
HEL/059	Brownside Road & Lennox Street, Worsthorne	Land adj 250 Brownside Road, Worsthorne	Residential		Yes	Yes	Yes	HS1/31	The site is in a sustainable location and would in part reuse brownfield land. The site is well related to the village of Worsthorne and would offer high quality and aspirational housing to meet the plan requirements. Development in the village is located where it will contribute towards enhancing or maintaining the vitality of the rural community. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/016	Brownside Road, Worsthorne	N/A	Residential		Yes				Site is no longer considered a reasonable alternative because it is considered through the SHLAA not to be suitable and therefore not to be developable.
HEL/019	Butchers Farm, Worsthorne	N/A	Residential		Yes		Yes	HS1/38	The site is in a sustainable location and would in part reuse brownfield land. The site is well related to the village of Worsthorne and would offer high quality and aspirational housing to meet the plan requirements. Development in the village is located where it will contribute towards enhancing or maintaining the vitality of the rural community. A larger site was considered unsuitable in the SHLAA and therefore not developable. A reduced site was granted planning permission for up to 24 dwellings in 2016/17 and so the sites has been included as a proposed allocation.
HEL/068	Land south of Crow Wood	N/A	Residential		Yes				Site is no longer considered a reasonable alternative because it represents inappropriate development in the Green Belt and is therefore excluded through the SHLAA.

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HEL/028	Craggs Farm, Padiham	N/A	Residential		Yes				The site is in a highly sustainable location and whilst considered to be developable in the SHLAA for 10 dwellings, other sites were preferred to the loss of this attractive open space in an area of high density housing.
HEL/040	Grove Lane, Padiham	N/A	Residential		Yes				The site is in a highly sustainable location but is a steeply sloping site (southwards), particularly at the western end. Includes former (private) allotments. One of a number of open spaces in this area. When considered along with other sites to the east of Burnley Road development at this location is not preferred and would be challenging. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/033	Heckenhurst Reservoir	Former Heckenhurst Reservoir	Residential		Yes	Yes	Yes	HS1/15	The site is in a sustainable location and is well related to the Brownside area of Burnley and existing housing and would offer high quality and aspirational housing to meet the plan requirements. This was one site with Land west of Smithyfield Avenue at Preferred Options and was split into two for the Proposed Submission Plan.(See HS1/36) Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/105	Land West of Smithyfield Avenue	Heckenhurst Reservoir	Residential				Yes	HS1/36	The site is in a sustainable location and is well related to the Brownside area of Burnley and existing housing and would offer high quality and aspirational housing to meet the plan requirements. This was one site with Heckenhurst Avenue at Preferred Options (HS1/15) and was split into two for the Proposed Submission Plan. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/001	Copy Wood, New Road	Copy Wood	Residential		Yes				Site is no longer considered a reasonable alternative because it was excluded through the SHLAA as the site is in open countryside unrelated to (i.e not adjoining) an existing settlement.
HEL/076	Land at North of Halifax Road	N/A	Residential						The site is not in a sustainable location and is a prominent site adjoining a named settlement and in the hierarchy of settlements proposed within Policy SP4 and this size of site is not considered appropriate for a Tier 4 Small Village. Further information about the Council's process for selecting sites is set out in the Site

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									Allocations background paper.
HEL/088	Land at Moseley Road	N/A	Residential						The site is in a highly sustainable location. Site area reduced to reduce impact on the existing Major Open Area, however, development would still have a significant landscape impact and access is poor. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/086	Land at Glen View Road	N/A	Residential						Site in open countryside unattached and unrelated to an existing settlement although in a sustainable location. Would have been 'Excluded' but for adjacent site being considered for allocation. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/050	Honeyholme Lane	N/A	Residential						The site is in a highly sustainable location and is included within proposed new development boundary in Preferred Options and Proposed Submission Local Plan so could be supported as a windfall development. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/104	Land to south West of Burnley Road	N/A	Residential						Site is extremely prominent in the locality. Prominent site adjoining a named settlement and in the hierarchy of settlements proposed within Policy SP4 this size of site is not considered appropriate for a Tier 4 Small Village. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/123	Overtown Barn	N/A	Residential						Site included within proposed new development boundary in Preferred Options and Proposed Submission Local Plan so could be supported as a windfall development. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/075	Land at Melrose Avenue	N/A	Residential						The site is in a highly sustainable location. Easternmost strip not considered suitable as narrow site established as attractive open space with publicly accessible mature trees/woodland to rear. Only part of remaining site likely to be developable due to past landfilling and need to retain open space. A number of these parcels would individually be below 0.4 Ha and may come forward as windfalls (planning application pending). One parcel is

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
									above the allocation threshold and whilst considered developable in the SHLAA, when considered against other sites in this area it was felt there would not be sufficient demand to bring forward all of these, and other sites were preferred to meet the demand in this area; other sites elsewhere in the borough were preferred to meet the overall housing requirement and would offer greater choice rather than an over-concentration of development in this area. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/102	Land south of Halifax Road	N/A	Residential						The site is not in a sustainable location. Part of site is included within proposed new development boundary in Preferred Options and Proposed Submission Local Plan and so could be supported as a windfall development. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/092	Land at Red Lees Road (The Hollins)	N/A	Residential						The site is in a sustainable location. Site considered along with a number of sites off Red Lees Road. Development not considered to be preferred on the northern side of Red Lees Road. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/093	Land at Red Lees Road/Richmond Avenue, Cliviger	N/A	Residential						The site is in a sustainable location. Site considered along with a number of sites off Red Lees Road. Visually prominent site. Significant visual impact of proposed site meant that site was not preferred. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/065	Land at Brownside Farm	N/A	Residential						The site is in a sustainable location. Site considered along with a number of sites in the Brownside area of Burnley. Development in this location as an extension to Brownside not preferred. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/148	Thorneybank Industrial Estate	N/A	Residential						The site is in a sustainable location but relationship to Hapton limited - on opposite side of road from main settlement. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.

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HEL/112	Marlborough Street	N/A	Residential						The site is in a highly sustainable location. Site considered along with other sites in and around Burnley Wood. Presence of establishing woodland in an area of high density housing meant this site was not preferred. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/137	Rycliffe Street	N/A	Residential						The site is in a highly sustainable location. Prominent open space. A significant part of the central area of the site may not be suitable due to topography, width and access. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/003	Park Road, Walk Mill	N/A	Residential						Site considered within the context of the existing and proposed settlement hierarchy set out in Policy SP4. Site although adjacent is poorly related to this small village and development of this site is not preferred nor is the site proposed to be included within the settlement boundary for Walk Mill. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/114	Middlesex Avenue	N/A	Residential						Site is no longer considered a reasonable alternative because it is considered through the SHLAA not to be suitable and therefore not to be developable. Central part of site in Flood Zone 2 and 3 which also affects potential points of access. Watercourse/culvert crosses central area. Pylon on site. Greenway and majority of mature trees would need to be retained. Site not suitable as a whole. Considered for smaller development of c12 but difficult to see how site could be developed given above constraints. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/139	Cleavelands Road (South)	N/A	Residential			Yes	Yes	HS1/32	The site is in a highly sustainable location in a residential area and offer high quality new energy efficient and more adaptable housing stock. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/090	Stoneyhurst Avenue	N/A	Residential						The site is in a sustainable location but is a prominent landscaped open space within housing estate, development in this location not preferred. Further

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									information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/021	South of Barclay Hills	N/A	Residential						The site is in a highly sustainable location but is a visually prominent site with open views to the north above nearby houses, development in this location not preferred. Whilst considered individually to be developable in the SHLAA, when considered against other sites in this area it was felt there would not be sufficient demand to bring forward all of these, and other sites were preferred to meet the demand in this area; other sites elsewhere in the borough were preferred to meet the housing requirement and would offer greater choice rather than an over-concentration of development in this area. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/057	Riding Street	N/A	Residential						The site is in a highly sustainable location but is a locally prominent site, large green space. Development in this location not preferred. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/208b	EW1/6 - Westgate	N/A	Residential						Given the location of the site adjacent to the town centre and due to the presence of existing businesses, the site is preferred as an employment allocation EMP1/7.
HEL/211	Land at Junction of Crown Point Road/Manchester Road	N/A	Residential						The site is in a sustainable location but is a prominent site on a main route into Burnley with some extensive views. Development at this location not preferred. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/055b	Lambert Howarth	N/A	Residential			Yes	Yes	HS1/6	The site is in a highly sustainable location and would reuse and remediate brownfield land and would offer quality and choice of housing to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/231	Ridge Wood	N/A	Residential			Yes	Yes	HS1/7	The site is in a highly sustainable location well related to the existing residential development along the Queens Park Road frontage and would offer high quality aspirational housing to meet the plan requirements. Site area much reduced from Preferred Options site as larger

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									area no longer considered developable .Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/192c	Peel Mill	N/A	Residential			Yes	Yes	HS1/13	The site is in a highly sustainable location and would reuse and remediate brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. The site has planning permission for 94 bungalows and is now under construction 2016/17. It will be removed from the plan as an allocation in 2017/18. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/067	Former Gardner's Site	N/A	Residential			Yes	Yes	HS1/17	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/027	Coronation Avenue	Coronation Avenue/Tompson Street	Residential			Yes	Yes	HS1/19	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/025	Lawrence Avenue	N/A	Residential			Yes	No		The site is in a highly sustainable location. This site which was included in the preferred options plan has been removed from Proposed Submission Plan. Whilst considered individually to be developable in the SHLAA, when considered against other sites in this area it was felt there would not be sufficient demand to bring forward all of these, and other sites, particularly those where planning applications have been granted or are being pursued were considered more likely to come forward to meet the demand in this area over the Plan period. The site does also have surface water flooding issues so is less sequentially preferable. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/058	Land adjacent 2 Queens Park Road	N/A	Residential			Yes	Yes	HS1/26	The site is in a highly sustainable location well related to the existing residential development along the Ridge Avenue and Queens Park Road frontage and would offer

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									high quality aspirational housing to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/250	Former Dexter Paints	N/A	Residential			Yes	Yes	HS1/27	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. The site has planning permission for residential development. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/077	Land at Oswald Street	N/A	Residential			Yes	Yes	HS1/29	The site is in a highly sustainable location and would reuse brownfield land and would offer new energy efficient and more adaptable housing stock in an area of high density housing with limited choice. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/014	Brampton House	Brampton House, 500 Colne Road	Residential			Yes	Yes	HS1/30	The site is in a highly sustainable location in a residential area and would offer quality and choice of housing to meet the plan requirements and as a small site provide an opportunity for a smaller / bespoke developer. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/153	Whalley Road	N/A	Residential			Yes	No		The site is in a highly sustainable location. This site which was included in the preferred options plan has been removed from Proposed Submission Plan. Uncertainty about the likelihood of the site coming forward which if it did could be for a very small number of dwellings would be better considered against policy as a windfall site. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
HEL/036b	George Street Mill	N/A	Residential			No for residential only, Yes for mixed use inc. employment	No for residential only, Yes for mixed use inc. employment	(HS1/34) (EMP1/11)	The site is in a highly sustainable location and would reuse and potentially remediate brownfield land and buildings and a non designated heritage asset and would offer quality and choice of housing to meet the plan requirements as part of a mixed use development. This is proposed allocation for a mixed residential/employment use HS1/34/ & EMP1/15. Further information about the Council's process for selecting the

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									site is set out in the Site Allocations background paper.
HEL/249	Land NE of Sycamore Avenue	N/A	Residential			Yes	Yes	HS1/24	The site is in a highly sustainable location and would reuse brownfield and untidy land and would offer quality and choice of housing to meet the plan requirements. The site previously had planning permission as part of a larger scheme the other part of which has been completed but which has now lapsed for this part of the site. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/256	Lodge Mill, Barden Lane		Residential			No	Yes	HS1/35	The site is in a highly sustainable location and would reuse brownfield land and would offer high quality and choice of housing to meet the plan requirements. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/260	Barden Mill, Barden Lane		Residential			No	Yes	HS1/37	The site is in a highly sustainable location and would reuse brownfield land and would offer high quality and choice of housing to meet the plan requirements. This site has planning permission for 37 dwellings. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
HEL/354	Land at Nelson Road, Saxifield	N/A	Residential						This is a greenfield site which although in a sustainable location is a prominent site close to existing built up area but not particularly well related to it - separated by field(s) from an area of very attractive largely stone built development at Haggate 'Village'. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
N/A	Spa Wood Farm, off Rossendale Road	N/A	Gypsy and Traveller						Site is no longer considered a reasonable alternative because it is not considered necessary to allocate this site. This is a privately owned family site and has an established use as a residential caravan site for six caravans. It is not considered suitable for development of a significantly greater intensity or scale due to its open countryside location and unadopted access.

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N/A	Heald Road	N/A	Gypsy and Traveller						Site is no longer considered a reasonable alternative because a restrictive covenant exists on the land likely to prevent its development meaning the site is not 'available'. There were also other concerns over the suitability of its vehicular access, viability, the loss of publically accessible open space and trees and the potential unsatisfactory living condition for occupiers due to the proximity of the adjacent cement works.
N/A	Marlborough Street	N/A	Gypsy and Traveller						Site is no longer considered a reasonable alternative because it is closely sandwiched between the railway line and the rear of a row of properties on Marlborough Street and is becoming established as a small woodland area. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
N/A	Lawrence Avenue	N/A	Gypsy and Traveller						Site is no longer considered a reasonable alternative as its size now far exceeds the required amount. It is a prominent site in the locality and it would be difficult to satisfactorily integrate a caravan site into the townscape. There are surface water flooding issues. Further information about the Council's process for selecting sites is set out in the Site Allocations background paper.
N/A	Oswald Street	N/A	Gypsy and Traveller			Yes	Yes	GT1	This is a brownfield site on the edge of Stoneyholme Burnley close to but a little distance from existing houses and is and could be well screened. It is not remote from services. Further information about the Council's process for selecting the site is set out in the Site Allocations background paper.
N/A	Blackburn Road, Padiham	N/A	Employment	Yes					Site is no longer considered a reasonable alternative because the site is in the Green Belt and the exceptional circumstances to warrant its release for development through the Local Plan have not been demonstrated. Policy SP3 identifies a requirement for 90 hectares of employment land over the plan period (2012-2032) and only two of the three green belt sites assessed through the SHLAA were necessary to meet this need. A heritage asset is located on the Blackburn Road, Padiham site (Stirkin Farm). This site is in a prominent location in terms of its proximity to existing residential properties and its topography. Development on this site would have a greater impact on the residential amenity of local residents and landscape than the site at Shuttleworth

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
									Mead South and would not offer the development potential of either Shuttleworth Mead South or Burnley Bridge Extension and as such it remained 'Excluded' in the SHLAA. Allocating both Blackburn Road and Shuttleworth Mead South for employment use could have created capacity issues at the Blackburn Road/A6068 junction.
HEL/163	Burnley Bridge	Burnley Bridge Business Park	Employment	Yes		Yes	Yes	(EMP1/2)	The site already benefits from an extant planning permission, would reuse and remediate brownfield land and provide employment land in a desirable and well connected location.
HEL/164	Burnley Bridge Extension	N/A	Employment	Yes		Yes	Yes	(EMP1/12)	The SHLAA did not identify sufficient developable employment sites across the borough, and the need to release green belt land was determined as an exceptional circumstance, as a result two sites currently located within the green belt have been identified for employment use, including the Burnley Bridge extension. This site is well related to the existing development boundary and is directly adjacent to an existing business park, and can therefore use the existing infrastructure to access the adjacent motorway network.
N/A	Curzon Street	N/A	Employment	Yes					Whilst a reasonable alternative for employment use, this is not preferred as the site is immediately adjoining the Primary Shopping Area within Burnley Town Centre and has been proposed in the Plan to meet the identified capacity for comparison retail uses and to locate and deliver other complementary new town centre uses including leisure, cafes and restaurants; and has now been included for retail, leisure and ancillary uses (Policy TC4/1).
HEL/171	Eaves Barn Farm, Padiham	Shuttleworth Mead South	Employment	Yes		Yes	Yes	(EMP1/13)	The SHLAA did not identify sufficient developable employment sites across the borough, and the need to release green belt land was determined as an exceptional circumstance, as a result two sites currently located within the green belt have been identified for employment use, including Shuttleworth Mead South. This site is directly adjacent to an existing business park and is well located in terms of the strategic road network.

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HEL/094b	Land off Rossendale Road	Rossendale Road North	Employment	Yes		Yes	Yes	(EMP1/1)	A larger site was considered through the SHLAA to be unsuitable and therefore not developable (see Site EMP1/1 for smaller proposed employment allocation). The site is reasonably well located in relation to the existing Rossendale Road Industrial Estate and provides an alternative choice for employment end uses which require a smaller site/premises.
N/A	Liverpool Road	Land at Enterprise Business Park	Employment	Yes					Site is no longer considered a reasonable alternative because the site has planning permission and is under construction.
N/A	Parker Lane/Croft Street		Employment	Yes					Site is no longer considered a reasonable alternative because it is not available and is predominantly in retail use and is considered more appropriate to remain in retail and associated uses as it lies within the Primary Shopping Area and is defined as a Secondary Frontage.
HEL/223	Thompson Centre	Thompson Centre Car Park	Employment	Yes		Yes	Yes	(EMP1/8)	The site is in a highly sustainable location and would provide opportunities for high quality office accommodation and some non retail other town centre uses within Burnley town centre .
HEL/208	Westgate	N/A	Employment	Yes		Yes	Yes	(EMP1/7)	The site is in a highly sustainable location and would provide employment opportunities adjacent to Burnley town centre.
HEL/175	Widow Hill Road	N/A	Employment	Yes		Yes	Yes	(EMP1/4)	The site is on an existing industrial estate and has recently benefitted from the granting of planning permission
HEL/189	Land south of Network 65	N/A	Employment		Yes	Yes	Yes	(EMP1/5)	The site is adjacent to an existing industrial estate and is directly adjacent to the existing urban boundary. It is well located in relation to the strategic road network.
N/A	Stoneyholme Gas Works	N/A	Employment			Yes	Yes	(EMP1/14)	The site is within the urban area/development boundary and would reuse and remediate brownfield land.
N/A	Balderstone Lane	N/A	Employment			Yes	Yes	(EMP1/6)	The site is on an existing industrial estate within the urban /development boundary.
HEL/165	Vision Park	Knowledge Park	Employment	Yes		Yes	Yes	(EMP1/3)	The site is in a highly sustainable location and would provide employment opportunities adjacent to Burnley town centre.
N/A	Innovation Drive	N/A	Employment			Yes	Yes	(EMP1/9)	The site benefits from an existing LDO on site and would reuse and remediate brownfield land.

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
N/A	Widow Hill Road South	N/A	Employment			Yes	Yes	(EMP1/10)	The site is on an existing industrial estate within the urban boundary.
HEL/036	George Street Mill	N/A	Employment			Yes (for mixed use residential and employment)	Yes (for mixed use residential and employment)	(EMP1/11)	The site has planning permission for a mixed use residential and commercial scheme (use classes A2, A3, A4, B1 & C3). It is adjacent to Burnley town centre and would reuse and remediate brownfield land.
HEL/252	Adlington Street	N/A	Mixed use	Yes					This site was considered for a mixed use of housing and employment but was not considered developable for a housing or employment end use in the SHLAA by virtue of it not being available for that use. (A retail planning application has been approved on the site).
N/A	George Street Shed, George Street	George Street Mill	Mixed use	Yes		Yes (for mixed use residential and employment)	Yes (for mixed use residential and employment)	(EMP1/11) (HS1/34)	The site has planning permission for a mixed use residential and commercial scheme (use classes A2, A3, A4, B1 & C3). It is adjacent to Burnley town centre and would reuse and remediate brownfield land.
N/A	Lambert Howarth/Finsley Wharf	Lambert Howarth	Mixed use						This site was considered for housing and employment mixed use development at the Issues & Options stage but was not considered developable for an employment end use in the SHLAA due to it being not available for that use. (A residential planning application has been approved on the site). Housing development is the proposed use - see HS1/6.
N/A	Peel Mill, Gannow Lane		Mixed use	Yes					No longer a reasonable option for mixed use development. The site was previously considered for housing and employment mixed use development but was not considered developable for an employment end use in the SHLAA due to it being not available for that use. (A residential planning application has been approved on the site and is under construction 2016/17). Housing development is the Proposed Option see HS1/13.
N/A	Land off Rossendale Road		Mixed use	Yes					Site is no longer considered a reasonable alternative because this larger site was considered through the SHLAA to be not suitable and therefore not developable. Two separate smaller parts of the site are preferred for

SHLAA Ref	Site name	Alternative name	Potential use	Issues and Options	IO Additional Site	Preferred Options	Proposed Submission Plan	Plan Ref	Burnley Borough Council's reasons for decision making
									housing and for employment development. (HS1/14 and EMP1/1)
N/A	Former Pioneer, Curzon Street	Curzon Street	Town centre	Yes		Yes	Yes	TC4/1	The site is immediately adjoining the Primary Shopping Area within Burnley Town Centre and is proposed to meet the identified capacity for comparison retail uses and to locate and deliver other complementary new town centre uses including leisure, cafes and restaurants; and has now been included for retail, leisure and ancillary uses.
N/A	Kierby Walk/ Yorkshire Street	N/A	Town centre	Yes					Site is no longer considered a reasonable alternative because it is not available and is predominantly in retail use and is considered more appropriate to remain in retail and associated uses as it lies within the Primary Shopping Area and is defined as a Secondary Frontage.
N/A	Parker Lane/ Croft Street	N/A	Town centre	Yes					Site not available/already in retail use.
N/A	Former William Thompson Centre	Thompson Centre Car Park	Town centre	Yes		Yes (as mainly employment)	Yes (as mainly employment)	EMP1/8 & tc4/2	The site is in a highly sustainable location and would provide opportunities for high quality office accommodation and some non retail other town centre uses within Burnley town centre.
N/A	Saunder Bank	N/A	Town centre	Yes					Presence of culvert reduces the developable area below the threshold for inclusion in the Local Plan.

Appendix 7 SA Matrices for the Policy Options

Chapter 5: Choices for Housing and Employment Growth

Q5a Three growth scenarios have been put forward. Considering the implications set out, which do you feel would be the most appropriate for inclusion in the Local Plan?

- Option 1: Low
- Option 2 Medium
- Option 3: High

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	++	++?
2. To develop and market the Borough's image	+	++/-	++/--
3. To reduce deprivation in urban and rural areas	0	0	0
4. To secure economic inclusion	+	++	++?
5. To develop and maintain a healthy labour market	+	++	++?
6. To reduce the need to travel and increase the use of sustainable transport modes	0	-	--?
7. To improve physical and mental health and reduce health inequalities	0	0	-?
8. To improve access to a range of good quality, resource efficient and affordable housing	+	++	++?
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	-?
11. To improve access to services, amenities and jobs for all groups	0	0	-?
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	-?
14. To protect and enhance the Borough's landscape and local character	0	0	-?
15. To protect and improve environmental quality and amenity	0	0	-?
16. To mitigate and adapt to climate change	0	-	--?
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	-	--?
18. To increase energy efficiency	0	0	0

Justification

The policy options present three different housing and employment growth options for Burnley. NLP has conducted an Employment Land Study on behalf of the Council and concluded that a range of 30ha to 65ha of employment land over the plan period should be agreed to achieve a suitable and realistic level of local growth. Option 3 would provide a high level (90ha) of employment land in the Borough and as such represents an aspirational level of local economic growth. The policy would provide land which may encourage local investment and job growth/diversification and therefore significant positive effects are likely on **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (labour market)**. These positive effects are uncertain, however, given that the growth is aspirational and also considering that the oversupply of land would require a "policy on" approach to stimulate a high level of local business start-up. Policy Option 2 would supply enough employment land to allow development beyond sites already being developed and therefore significant positive effects are again expected for SA objectives 1, 4 and 5. Given the lower levels of employment growth which could be accommodated through Policy Option 1 (30ha) only a minor positive effect is expected in relation to SA objectives 1, 4 and 5 for this option.

Similar scores have been recorded in relation to each Policy Option for **SA objective 8 (housing)**. The Borough has a specific issue with local housing stock relating to an oversupply of smaller Victorian properties as well as affordable accommodation which is of deteriorating quality. The SHMA conducted by NLP found that a realistic and achievable level of local housing growth would be to provide land to accommodate between 60 and 100 dwellings per year. Policy Option 3 would provide a significantly higher number (150) of new homes per year and is therefore an aspirational target meaning the significant positive effect which could result from this approach is uncertain. Policy Options 1 and 2 would provide for the lower and higher recommended levels of new homes per year in the Borough meaning a minor positive effect and significant positive effect is expected respectively for those options.

SA objective	Option 1	Option 2	Option 3
<p>Policy Options 2 and 3 could potentially provide for a high and very high level of economic growth in the Borough which may encourage in-commuting to Burnley as well as higher levels of waste generation. As such minor and significant negative effects are respectively expected for each option in relation to SA objectives 6 (sustainable transport) 16 (climate change) and 17 (waste). The significant negative effect on Option 3 is uncertain given that the levels of growth proposed are aspirational and therefore the negative effect of high levels of in-commuters to the Borough and high levels of waste may not result.</p> <p>The higher levels of housing growth in the Borough proposed under Policy Option 3 have the potential to overwhelm local infrastructure if improvements are not made to match the population growth. Detrimental effects may particularly result in relation to local traffic issues and community services. There is also potential for exceptionally high levels of local development to result in detrimental impacts on local habitats, sensitive landscapes and local heritage assets particularly if development is designed and carried out in a manner which is not sympathetic of these features. As such, potential minor negative effects are identified in relation to SA objectives 7 (health and well-being), 10(social inclusion), 11 (access), 12 (built environment), 13 (biodiversity), 14 (landscape) and 15 (amenity). These negative effects are uncertain given that the growth proposed through this option is aspiration and also considering that it may be possible to mitigate any adverse impacts through appropriate design or siting of development.</p> <p>The potential detrimental impacts of higher levels of growth in terms of the natural environment and visual amenity may discourage visitors from coming to Borough and potentially reduce local investment. Significant negative effects have therefore been recorded for Policy Option 2 in relation to SA objective 3 (the Borough's image). This negative effect is combined with a significant positive effect, however, as the supply of large amounts of land for new employment and housing development may also help to attract investors. A similar positive effect for Policy Option 2 is likely given that this approach would deliver land to encourage a high but more achievable level of local growth. Potential detrimental impacts in relation to commuting means a minor negative effect is also expected in combination with the significant positive effect on SA objective 3 for Policy Option 2. A minor positive effect is expected on SA objective 2 for Policy Option 1 as the lower level of growth projected through this approach may encourage a small amount of local investment which would be quite limited beyond the sites currently being developed.</p> <p>All three policy options are expected to have negligible effects on SA objective 3 (deprivation) given that these approaches address development which is limited mostly to B class uses (business, general industry and storage or distribution) and housing. This type of development is likely to have only a very limited impact on town centre uses which are influenced more by retail and other related types of development. In addition the Policy Options do not address the issue of design which is most likely to directly impact upon issues which relate to crime (SA objective 9) and energy efficiency (SA objective 18). Negligible effects have therefore been recorded for each policy option for these SA objectives.</p>			

Q5c Chapter 5 sets out 4 spatial options to accommodate new development. Which of these options do you think is most likely to achieve the objectives set out earlier? *(Note that the fourth option is not considered reasonable so has not been subject to SA)*

- Option 1: Focus on the Existing Built Up Area
- Option 2 Focus on Public Transport Corridors
- Option 3: Focus on Economic Growth

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+/--	+/-	++?
2. To develop and market the Borough's image	+/-	+/--	++/--
3. To reduce deprivation in urban and rural areas	++	+	--
4. To secure economic inclusion	+/-	++	++?
5. To develop and maintain a healthy labour market	+/-	+	++?
6. To reduce the need to travel and increase the use of sustainable transport modes	++	++/-	--?
7. To improve physical and mental health and reduce health inequalities	+/-	-	+
8. To improve access to a range of good quality, resource efficient and	+/--	+	++?

SA objective	Option 1	Option 2	Option 3
affordable housing			
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	+/-	-	+
11. To improve access to services, amenities and jobs for all groups	+/-	-	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++?/-	+?/-	--
13. To protect and enhance the Borough's biodiversity and geo-diversity	+?	-	+/--
14. To protect and enhance the Borough's landscape and local character	+?	-	+/--
15. To protect and improve environmental quality and amenity	+/-	-	-?
16. To mitigate and adapt to climate change	+	+/-	--?
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

Policy Option 3 is expected to have the most significant effects of the three options considered. It would involve a focus on economic growth providing new employment opportunities and opportunities for inward investment which would include the development of larger areas of greenfield land. As such significant positive effects are likely on **SA objectives 1 (economic performance), 4 (economic inclusion), 5 (labour market) and 8 (housing)**. A significant positive effect is also likely in relation to **SA objective 2 (the Borough's image)** but this is likely to be combined with a significant negative effect as although the focus on economic growth locally may encourage investors to come to the Borough the potential damage this approach could have the local natural environment and built environment may discourage visitors from coming to the area. The significant negative effects identified for Policy Option 3 relate to **SA objectives 3 (deprivation), 6 (sustainable transport), 12 (built environment) and 16 (climate change)**. These effects are expected given that this approach would make use of more attractive greenfield sites which are less accessible instead of redeveloping more urban brownfield sites particularly at first thus potentially reinforcing local dependency on private car journeys. Significant negative effects are also likely on **SA objectives 13 (biodiversity) and 14 (built environment)** as the loss of open greenfield land may detrimentally impact upon habitat connectivity and sensitive landscapes. As this less concentrated approach to local development may allow for incorporation of new green infrastructure in emerging "gaps" the significant negative effect is combined with a minor positive. As this policy option would likely deliver the critical mass to allow for development of support infrastructure and services a minor positive effect is likely on **SA objectives 7 (health and well-being), 10 (social inclusion) and 11 access to services)**.

Policy Options 1 and 2 are likely to have fewer significant positive and negative effects than those identified for Policy Option 3. As Policy Option 2 would provide most development along public transport corridors towards more central areas it would allow for some new employment opportunities which would be easily accessible by sustainable transport. Significant positive effects are therefore likely in relation **SA objectives 4 (economic inclusion) and 6 (sustainable transport)** with minor positive effects also likely on **SA objectives 3 (deprivation) and 5 labour market)**. A minor negative effect is also expected in combination with the significant positive expected for SA objective 6, however, as it may result in some ribbon development which would be less accessible by sustainable transport. Coupled with this mixed effect is an associated mixed effect on **SA objective 16 (climate change)**. As this approach would result in development of number of greenfield sites and with the potential for development to be at less sustainable locations (where services are limited) due to the prevalence of ribbon development, minor negative effects are likely in relation **SA objectives 7 (health and well-being), 10 (social inclusion), 11 (access to services), 13 (biodiversity), 14 (landscape) and 16 (climate change)**. The provision of new development may allow for an uncertain level of regeneration of existing development along gateways in the Borough; however the setting of local heritage assets may be adversely affected by the loss of greenfield land which would result by this approach and therefore a mixed effect is expected overall in relation to **SA objective 12 (built environment)**. This potential for negative effects on both the local natural and historic environment while considering the potential for inward investment that the policy may foster means a mixed effect is also expected on **SA objective 2 (the Borough's image)**. Further mixed effects are likely on **SA objective 1 (economic performance)** given that this approach would provide for the regeneration of some of Burnley's existing employment areas but might be too restrictive in terms of providing good motorway access which would be required for some types of local investment.

SA objective	Option 1	Option 2	Option 3
<p>Policy Option 1 would focus most development towards the existing built up area of the Borough. As such it would allow for development in central areas which are easily accessible by modes of sustainable transport reducing the need to promote less sustainable greenfield sites which are most likely to be important for local wildlife. As such significant positive effects are likely on SA objectives 3 (deprivation) and 6 (sustainable transport) with minor positive effects recorded for SA objectives 13 (biodiversity), 14 (landscape) and 16 (climate change). The approach of providing more concentrated development in central areas could potentially allow for use of existing facilities and services (including schools, health care facilities and community infrastructure) in these areas thus sustaining them but the approach may also potentially put pressure on them meaning a mixed effect has been recorded for SA objectives 5 (labour market), 7 (health and well-being), 10 (social inclusion), 11 (access) and 15 (amenity). The approach of restricting development mainly to the existing built up area would provide for some employment opportunities and housing within central areas but would not deliver a range of economic sites or a more substantial mix of housing which would help to satisfy local requirements. As such mixed effects have been identified for SA objectives 1 (economic performance), 4 (economic inclusion), 5 (labour market) and 8 (housing). The negative effects are expected to be most significant in relation to economic performance and housing as this approach would not allow for higher levels of economic development in close proximity to motorways which would be required to allow for specific types of industry. This policy option would also not allow for a significant level of new affordable housing locally. Policy Option 1 would result in the development of a high number of brownfield sites but would also involve development in close proximity to central historic assets in the existing built area of the Borough meaning mixed effects are likely on SA objectives 2 (the Borough's image) and 12 (built environment).</p>			

Chapter 6: Core Policies and Site Allocations Options - Population and Housing

Q6a How should the Local Plan achieve its affordable housing target?

- Option 1: Set a borough-wide minimum target of 10% as set out in the adopted Local Plan policy?
- Option 2: Set a target of 10% to be negotiated on a site by site basis based on site viability considerations?
- Option 3: Require applicants to provide a financial appraisal assessing the viability of a site to provide the maximum reasonable amount of affordable housing?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0
2. To develop and market the Borough's image	0	0	0
3. To reduce deprivation in urban and rural areas	+	+	+
4. To secure economic inclusion	0	0	0
5. To develop and maintain a healthy labour market	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0	0
7. To improve physical and mental health and reduce health inequalities	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	++/-?	++?	+
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	+	+	+
11. To improve access to services, amenities and jobs for all groups	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0
15. To protect and improve environmental quality and amenity	0	0	0
16. To mitigate and adapt to climate change	0	0	0

SA objective	Option 1	Option 2	Option 3
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

The Policy Options seek to allow the Borough to meet the full, objectively assessed need for affordable housing. All policy options are expected to have an indirect minor positive effect on **SA objective 3: deprivation in urban areas**. Access to housing in a given area is an important measure in determining the level of social deprivation present. As such given that all policies will provide some level of affordable housing in the Borough they are expected to contribute to the overall goal of reducing deprivation in urban areas.

Significant positive effects have been recorded for Policy Options 1 and 2 with regard to **SA objective 8: housing**. These options would set a borough-wide target of 10% affordable housing to be delivered at residential development sites. As such these policies would deliver a minimum level of affordable housing thus contributing significantly to local levels. The significant positive effect for Option 1 is combined with a minor but uncertain negative effect given that it does not allow for the consideration of viability in relation to providing a fixed level of affordable housing with residential schemes. This may make schemes with lower profit margins become less viable to developers and may there reduce the number of new homes (including affordable homes) being built in the Borough. The significant positive effect expected in relation to Policy Option 2 is uncertain as the 10% target set is flexible based upon negotiations with developers meaning this target may not be achieved in certain circumstances. Policy Option 3 is expected to have a minor positive effect on SA objective 8 given that it would allow for the level of affordable housing which would be appropriate to be considered on a site by site basis in terms of viability. A minor but uncertain score has been given as this approach would most likely result in developers providing the minimum level of affordable housing possible so that schemes remain viable. Uncertainty is attached given that in some circumstances high levels of affordable housing may be deemed to be appropriate while schemes which might be less financially viable would provide a lower level of affordable housing.

All three Policy Options are expected to have a minor positive effect on **SA objective 10: social inclusion**. The Policy Options considered are all likely to provide a certain level of affordable housing in Burnley. This provision is likely to reduce local levels of social exclusion and may help to promote a sense of belonging and wellbeing among local residents who require this type of provision. As Policy Options 2 and 3 would provide a flexible level of affordable housing (based upon developer negotiations and scheme viability respectively) the positive effects recorded are uncertain.

As the policy options are specifically focused on the level of affordable housing in the Borough negligible effects are expected in relation to all other SA objectives.

Q6b How should the Local Plan achieve its affordable housing tenure split?

- Option 1: Set a borough-wide minimum target of 30% social rented, 30% affordable rented, 40% intermediate?
- Option 2: Set a target of 30% social rented, 30% affordable rented, 40% intermediate to be negotiated on a site by site basis bearing in mind that intermediate housing is likely to be more profitable for a volume house builder?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	+	+?
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	++/-?	++?
9. To reduce crime, disorder and the fear of crime	0	0

SA objective	Option 1	Option 2
10. To increase social inclusion	+	+?
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

The Policy Options seek to provide a suitable level of different affordable housing tenures (social rent, affordable rent and intermediate) in the Borough. Both policy options are expected to have an indirect minor positive effect on **SA objective 3: deprivation in urban areas**. Access to housing in a given area is an important measure in determining the level of social deprivation present in a given area. As such given that both options will provide some level of affordable housing in the Borough and have set targets which relate to the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment in terms of appropriate levels of provision of different types of affordable housing they are expected to address local deprivation in terms of access to housing. The positive effect recorded for Policy option 2 is uncertain given that the targets set in terms of different types of affordable housing to be delivered are negotiable. This approach may result in the provision of levels of housing which do not reflect local requirements which have been identified in the Joint Burnley and Pendle Strategic Housing Market Assessment.

Significant positive effects have been recorded for both policy options with regard to **SA objective 8: housing**. Both options set targets in terms of the level of different types of affordable housing which is to be provided as part of residential schemes in the Borough. These targets relate to the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment and as such relate to the identified greatest need in the Borough (social and affordable rental properties). The positive effect for Policy Option 1 is combined with a minor but uncertain negative effect given that the policy sets a target of 60% of affordable housing to be social and affordable rent properties which are the least profitable type of development to provide for developers. As such this may reduce viability of housing schemes in the Borough and may slow the development of housing locally dependent upon the decision of developers. The positive effect for Policy Option 2 is uncertain considering that the targets for type types of affordable housing are negotiable and may not result in the provision of affordable housing to meet the local need identified in the Joint Burnley and Pendle Strategic Housing Market Assessment.

Both Policy Options are expected to have a minor positive effect on **SA objective 10: social inclusion**. Policy Options 1 and 2 set targets for the provision of different types of affordable housing based upon the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment. As such this type of policy will most likely help to provide the required affordable housing to meet local need which may reduce local social exclusion and help to promote a sense of belonging and wellbeing among local residents. The positive effect expected in relation to Policy Option 2 is, however, uncertain given that the level of affordable rented homes provided will ultimately be dependent upon negotiations with developers meaning the targets set may not be met in certain circumstances.

Both Policy Options are expected to have a negligible effect on the rest of the SA objectives given that they relate specifically to the level of each type of affordable housing which should be provided in the Borough.

Q6c What mix of housing size and type should the Local Plan seek in new developments?

- Option 1: Set a borough-wide preferred housing mix?
- Option 2: Establish a housing mix on a site by site basis using a criteria-based policy similar to that in the adopted Local Plan?
- Option 3: Require all new residential development to be built to 'lifetime homes' standard?

SA objective	Option 1	Option 2	Option 3
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SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0
2. To develop and market the Borough's image	0	0	0
3. To reduce deprivation in urban and rural areas	+	+	+
4. To secure economic inclusion	0	0	0
5. To develop and maintain a healthy labour market	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0	0
7. To improve physical and mental health and reduce health inequalities	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	++?	+?	+/-
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	+	+	+
11. To improve access to services, amenities and jobs for all groups	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0
15. To protect and improve environmental quality and amenity	0	0	0
16. To mitigate and adapt to climate change	0	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

The Policy Options seek to encourage the development of a mix of housing which will meet current and future housing need locally in light of the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment. All policy options are expected to have an indirect minor positive effect on **SA objective 3: deprivation in urban areas**. Access to housing in a given area is an important measure in determining the level of social deprivation present. As such given that all policies will support the provision of housing which meets the needs of different types of residents including single people, younger families and older people a minor positive effect is recorded for each policy option.

Significant positive effects have been recorded for Policy Option 1 with regards to **SA objective 8: housing**. Policy Option 1 would set a borough-wide housing mix based upon the Joint Burnley and Pendle Strategic Housing Market Assessment. As such the policy would help to address the current identified need for different housing sizes in the Borough (the study recommends a move towards 2-bed and 3-bed properties which are mainly semi-detached and detached as well as accommodation designed specifically for the growing elderly population). The significant positive effect identified is uncertain given that the policy would only allow for a limited amount of flexibility in the unlikely situation that local housing requirements would change during the Local Plan period. As such setting a Borough-wide housing mix requirement may mean any change in local housing need might not be responded to appropriately. A minor positive effect is expected in relation to Policy Option 2 for this SA objective. Although a policy would be based on the current Local Plan policy which aims to provide for a mix of housing types, sizes and tenures through negotiation with developers as well as encouraging the development of Lifetime Homes which would cater for the ageing population, the policy would not set a specific Borough-wide target for housing mix. Without this target (which would be set based on the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment) and relying on successful negotiating with developers achieving a mix of housing meet location need may become more difficult and therefore the minor positive effect expected on this SA objective is uncertain. Policy Option 3 would require all new homes to be built to Lifetime Homes standard. As such a minor positive effect is expected on this SA objective given that this approach would cater for the local population which in line with trends across the UK is becoming older. The positive effect is expected in combination with a minor negative effect given that the policy would not require any consideration for appropriate housing mix. Given the findings of the Joint Burnley and Pendle Strategic Housing Market Assessment which concluded that the Borough had an oversupply of small terraced properties, this approach could exacerbate current local housing mix which is not suitable to meet local requirements or to encourage people to live in Burnley.

SA objective	Option 1	Option 2	Option 3
<p>All three Policy Options are expected to have a minor positive effect on SA objective 10: social inclusion. The Policy Options would provide for improvements in terms of housing supply (either in terms of housing for different types of residents or older people) and as such should help to reduce local social exclusion in relation to giving more residents a suitable home to live in and therefore may help to promote a sense of belonging and wellbeing among these residents.</p> <p>As the Policy Options are specifically focused on the provision of an appropriate mix of housing in the Borough negligible effects are expected in relation to all other SA objectives.</p>			

Chapter 7: Core Policy and Site Allocations - Economy and Employment

Q7a How should the Local Plan manage proposals to expand and upgrade existing business premises?

- Option 1: Adopt a criteria-based policy relating to all proposals to expand and upgrade existing businesses that would ensure they do not have a negative impact on surrounding uses?
- Option 2: Adopt a policy that also seeks to ensure proposals have a positive impact on the future economic and physical regeneration in an area?
- Option 3: Rely on general policies applicable to all types of development?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-	++	-
2. To develop and market the Borough's image	+/-?	+	-
3. To reduce deprivation in urban and rural areas	-?	+	-
4. To secure economic inclusion	-?	++	-
5. To develop and maintain a healthy labour market	-?	++	-
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0	0
7. To improve physical and mental health and reduce health inequalities	+	+	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0	0
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	0
11. To improve access to services, amenities and jobs for all groups	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	+	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	+	0
14. To protect and enhance the Borough's landscape and local character	+	+	0
15. To protect and improve environmental quality and amenity	+	+	0
16. To mitigate and adapt to climate change	0	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

The Policy Options seek to ensure that the best use of existing employment land is made so that future business need is met and existing businesses can grow. Policy Option 1 and Policy Option 2 are expected to have a minor positive effect in terms of protecting the local environment in terms of **heritage, biodiversity and godiversity, landscape and climate change (SA objective 12, 13, 14 and 15)** given that they would involve approaches which would limit negative impact of business development upon surrounding uses. Given that the Policy Options would help to limit detrimental levels of noise, light, and air pollution etc. that residents who neighbour businesses in the Borough are exposed to, a minor positive effect is expected on **SA objective 7 (health and well-being)**.

SA objective	Option 1	Option 2	Option 3
<p>Considering the more restrictive nature of Policy Option 1, minor negative effects are expected in relation to SA objectives 1, 3, 4, and 5 which refer to local economic performance, reducing deprivation, improving local economic inclusion and maintaining a healthy labour market in Burnley. Imposing a policy which addresses proposals for the expansion and upgrade of business premises and primarily considers the potential for negative impacts on surrounding uses may restrict growth in order to avoid negative impacts on these uses and therefore may limit local employment growth. As such a minor negative effect is expected on SA objective 2: the Borough's image. This negative effect is expected in combination with a minor positive effect, however, given that policy might help to conserve the Borough's historic and natural environment.</p> <p>Policy Option 2 would actively seek to ensure development has a positive impact on the future economic and physical regeneration of Burnley while also ensuring the expanding and upgrading of existing businesses would not have negative impacts on surrounding uses in the Borough. As such the policy is expected to provide the required support for existing local businesses to allow them to grow while maintaining and increasing the local supply of jobs. Significant positive impacts on SA objectives 1, 4 and 5 which relate to reducing disparities between local and sub-regional economic performance, promoting economic inclusion and developing and maintaining a healthy labour market are therefore recorded. Minor positive effects are expected on improving the Borough's image (SA objective 2) and reducing deprivation in urban areas (SA objective 3) considering the positive impact that supporting local business through relevant policy will indirectly have on these issues.</p> <p>Policy Option 3 would involve development which supports the expansion and enhancement of businesses in the Borough being managed through general development management policies. As such business related development would not be managed to ensure positive impacts occurred on future economic and physical regeneration of an area. This approach would not therefore specifically address development which would allow for local economic growth and provide employment opportunities. Potential minor negative effects are recorded for SA objectives 1, 2, 4 and 5 which relate to reducing disparities in local and sub-regional economic performance, improving the Borough's image (including the production of local goods and promotion of Burnley as a potential investment area), securing local economic inclusion and maintaining a healthy local labour market. The negative effects recorded in relation to these economic SA objectives (i.e. those which relate to the supporting local business growth and increasing potential for employment opportunities) are expected to have an indirect effect on SA objective 3: deprivation in urban areas given that there would be no active support for the increase of employment opportunities for residents through this approach and therefore a minor negative effect is also expected in relation to this SA objective. Although this Policy Option would not actively protect the surrounding environment (including amenity, heritage, biodiversity and geodiversity) negligible impacts are expected on SA objectives which relate to these issues given that other policies of the plan would be in place to limit potential harm. This is in contrast to the more proactive approach of Policy Options 1 and 2 which would seek to ensure harm does not occur on surrounding uses specifically in relation to business development.</p> <p>As these Policy Options relate to allowing for business development which will benefit future economic and physical regeneration of a given area and the potential for negative impacts on surrounding uses negligible effects have been recorded for SA objectives which do not relate to these issues either directly or indirectly for all three Policy Options.</p>			

Q7b What criteria should the Local Plan use to determine whether non-designated employment land and premises could be developed for an alternative use?

- Option 1: Where continued employment activities are not considered suitable on environmental, residential amenity or transport grounds?
- Option 2: Where a site has been marketed and remained vacant for over 2 years and there is no realistic prospect of it being used for employment-related activities in the future?
- Option 3: To allow for mixed use development that incorporates affordable housing?
- Option 4: Where this could have a positive impact on the environment e.g. through the creation of open space in a densely built-up area?

SA objective	Option 1	Option 2	Option 3	Option 4
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SA objective	Option 1	Option 2	Option 3	Option 4
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	--	+	+/-	--
2. To develop and market the Borough's image	+/-	+	+	+/-
3. To reduce deprivation in urban and rural areas	+/-	+	+	+/-
4. To secure economic inclusion	--	+	+	--
5. To develop and maintain a healthy labour market	--	+	+/-	--
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	0	++	0
7. To improve physical and mental health and reduce health inequalities	0	0	0	++
8. To improve access to a range of good quality, resource efficient and affordable housing	+?	+?	++	0
9. To reduce crime, disorder and the fear of crime	0	0	0	0
10. To increase social inclusion	+?	+?	+	+
11. To improve access to services, amenities and jobs for all groups	+	0	++	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	0	0	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	++	0	0	+
14. To protect and enhance the Borough's landscape and local character	+	0	0	++
15. To protect and improve environmental quality and amenity	+	0	+	+
16. To mitigate and adapt to climate change	+/-	0	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0	0
18. To increase energy efficiency	0	0	0	0

Justification

The Policy Options seek to address the issue of vacant employment land in the Borough. Policy Option 1 is expected to have some significant negative effects on a number of SA objectives, namely those which relate **local economic performance, economic inclusion and labour market (SA objectives 1, 4 and 5)**. These effects are anticipated given that the policy would result in a loss of employment land where negative impacts were identified in relation to the site in terms of environmental, residential amenity or transport grounds. As such the number of viable employment sites in the Borough may be reduced. Minor negative effects were identified in relation **SA objectives 2 and 3 (the Borough's image and deprivation in urban areas)** as a result of this loss of employment land and the expected negative impact this loss might have on local employment opportunities. These negative effects were identified in combination with a minor positive effect given that this policy would likely result in an overall decrease in the number of vacant sites in the Borough which would be to be benefit of the Borough's image and may also help to promote viability and vitality in the town centre areas of the Borough. A similar mixed effect is expected in relation to **sustainable transport (SA objective 6)** given that the policy may result in the cessation of an employment use which is negatively impacting upon local transport. This approach may result in the improvement of the local sustainable transport infrastructure; however it may also encourage travel by private car in the area. A related positive effect is expected on **SA objective 11: access** given that the policy would result in employment uses which cause on undue impact upon the local transport network to be removed. As such a mixed effect is also expected on **SA objective 16: climate change** given that an improvement of the sustainable transport network in the Borough may reduce local greenhouse gas emissions. Minor positive but uncertain effects have been recorded for SA objectives 8 (affordable housing) and 10 (social inclusion) as the removal of any employment land may allow for its replacement with housing which may contain an element of affordable housing which would have a positive impact upon local levels of deprivation. This positive effect may be reinforced given that the policy gives specific consideration for residential amenity when addressing employment activities and their suitability at a given location. Given that the policy specifically addresses environmental amenity and may reduce the potential for industrial sites which might have negative impacts upon local biodiversity and geodiversity a significant positive effect is expected on SA objective 13: biodiversity

SA objective	Option 1	Option 2	Option 3	Option 4
and geodiversity. Associated indirect positive effects are also expected on SA objectives 12, 14 and 15.				
<p>Minor positive effects are expected in relation to Policy Option 2 for SA objectives 1, 2, 3, 4 and 5 given that it would protect employment sites unless they are no longer viable (as demonstrated by a marketing study over two years). As such this approach would protect employment sites which may encourage steady economy growth and employment opportunities through reuse of these sites unless it is demonstrable that these uses are no longer practical. This approach is in line with those of the NPPF which have regard to market signals. Minor positive but uncertain effects are expected on SA objectives 8 (affordable housing) and 10 (social deprivation) given that the policy does allow for alternative uses of employment sites when it is can be shown that employment-related activities are no longer realistic. As such these sites may contribute to residential sites in the Borough and the removal of industrial sites may improve local residential amenity in terms of noise, light and environmental pollutants. These schemes may also include an element of affordable housing which would help to reduce local social deprivation. As this will depend upon developers' decisions the minor positive effect on these SA objectives are uncertain.</p> <p>Policy Option 3 is expected to have significant positive effects on SA objectives 6 (sustainable transport), 8 (affordable housing) and 11 (access). As the policy would provide mixed development to inclusion a level of affordable housing it would locate new employment development and housing in close proximity to residential properties reducing the need to travel in Burnley. As such minor positive effects are also expected on SA objectives 15 (environmental amenity) and 16 (climate change) given that the policy is likely to result in a reduction in local greenhouse gas emissions. A minor positive effect is also expected with regard to SA objective 10 (social inclusion) as the provision of affordable housing would help to reduce social exclusion in the area. Minor positive effects are also expected on SA objectives 2 (the Borough's image), 3 (urban deprivation) and 4 economic inclusion. It is expected that the provision of employment development in close proximity to residential development would increase accessibility of these sites for the most deprived and also reduce the number of vacant sites (potentially including at town centre locations to the benefit of vitality and viability here). Mixed effects are expected on SA objectives 1 (economic performance) and 5 (a healthy labour market) given that although mixed use development would contain elements of employment use this use would be limited in comparison to the level of use which would be permitted if the same site was used solely for employment.</p> <p>Policy Option 4 is expected to have a significant negative effect on SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (a healthy labour market) given that it would result in the permanent loss of employment sites to areas of open space thus potential significantly reducing the local provision of employment opportunities. Minor negative effects are also expected in relation to SA objective 2 (the Borough's image) and 3 (deprivation in urban areas); however these effects are expected to be combined with a minor positive effect given that the provision of open spaces at current vacant sites at more urban spaces may improve town centre viability and vitality as well as attract visitors to the area. This policy approach is expected to have a significant positive effect on SA objective 7 (health), 12 (built environment) and 14 (landscape) given that the provision of these areas may be encourage healthier lifestyle choices among local residents and can contribute positively to local character and the setting of local heritage assets. The positive effects open spaces can have in terms of providing sustainable drainage solutions, acting as suitable habitats for local wildlife and allowing act to appropriate amenity space is noted in relation to the minor positive effects scored for SA objectives 11 (access), 13 (biodiversity and geodiversity), 15 (environmental amenity) and 16 (climate change). The increased level of access which would result if this type of provision was to result from this policy may increase local social inclusion (SA objective 11) particularly given that it would give residents suitable areas to interact socially if the provision was made appropriately.</p>				

Q7c The NPPF requires a 'town centres first' approach to office development proposals. Should the Local Plan allow exceptions to this, for example, to regenerate areas close to town centres (e.g. The Weavers' Triangle, the Knowledge Quarter)?

- Option 1: Take the NPPF 'town centre first' approach
- Option 2: Allow exceptions

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+/-	++

SA objective	Option 1	Option 2
2. To develop and market the Borough's image	++/-	++
3. To reduce deprivation in urban and rural areas	+	++
4. To secure economic inclusion	+/-	+
5. To develop and maintain a healthy labour market	+/-	+
6. To reduce the need to travel and increase the use of sustainable transport modes	++	+/-?
7. To improve physical and mental health and reduce health inequalities	+?	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	++	+?
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	++	+/-?
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

The Policy Options address the issue of office provision in Burnley either focussing this type of provision only at town centre locations or allowing for exceptions to be made to allow office development in other areas that would benefit from regeneration. Office provision in the Borough in the town centres of Padiham and Burnley has been identified as being outdated and also lacking in parking provision.

Policy Option 1 would prioritise office provision in town centre locations. Minor negative effects are expected on **SA objectives 1 (economic performance), 2 (developing the Borough's image), 4 (economic inclusion) and 5 (healthy labour market)** which relate to the economy in the Borough for Policy Option 1 considering that it would limit areas in which offices could be located in Burnley. This may limit business development locally particularly considering that town centre locations may not be as attractive to potential developers given the identified lack of parking provision in these areas. Positive effects are expected in combination with these negative effects however because focussing office development primarily within the town centre is likely help to promote the vitality of town centres which may increase the numbers of visitors and commuters to the area. Access to work opportunities would also be good. The positive effect is expected to be significant in relation to **SA objective 2 (the Borough's image)** considering that there is a strong link between the Borough's image and the health of its town centres.

Significant positive effects are also expected in relation **SA objectives 6 (sustainable transport), 11 (access to services) and 16 (climate change)** given that Policy Option 1 would concentrate most new office development in town centre locations which are more accessible by means of sustainable transport and so may contribute to a reduction in greenhouse gas emissions from car use. The development of offices at these more accessible locations may also encourage residents to make use of more active modes of transport such as cycling to access them which also may be to benefit of their health and well-being and therefore a minor positive but uncertain effect is recorded for **SA objective 7 (health)**. A minor positive effect is also expected on **SA objective 3 (deprivation in urban areas)** given that although this approach would not specifically seek to provide development in areas which require regeneration it would result in office development mainly at central urban locations.

Policy Option 2 would have a significant positive effect on **SA objectives 1 (economic performance), and 2 (the Borough's image)** given that it would allow for development at more areas than just within town centres including in areas where parking provision is likely to be better. This may encourage businesses from outside of the Borough to invest in Burnley thus also enhancing its image. A significant positive effect is also expected on **SA objective 3 (deprivation in urban areas)** as this option would allow for office development in areas where this would support their regeneration.

SA objective	Option 1	Option 2
<p>Minor positive effects are expected for Policy Option 2 in relation to SA objectives 6 (sustainable transport) and 11 (access). This is because the policy would allow office development outside of the town centres as an exception to a 'town centre first' approach in order to achieve regeneration. The areas highlighted for development are located close to but outside of the town centres and within close proximity to a limited number of existing sustainable transport links (for example Weavers' Triangle and the Knowledge Quarter are close to the train stations of Manchester Road Burnley and Burnley Central respectively) meaning people may access these locations through these existing links. These effects are not expected to be significantly positive as the transport links in out of centre locations are likely to be less good than those provided at town centre locations. A minor negative but uncertain effect is expected in combination with the minor positive effect on SA objective 6 (sustainable transport) given that further out of centre sites may be supported by this Policy Option. In addition, this policy option could result in office development in locations that are not as close to existing transport links as Weavers' Triangle or the Knowledge Quarter.</p> <p>Policy Option 2 would help to provide modern office development to satisfy local demand although not limited to town centre locations. As such development could be provided at town centre edge locations potentially fostering regeneration while also supporting local economic growth and employment opportunities meaning a minor positive effect is expected on SA objectives 4 (economic inclusion) and 5 (a healthy labour market). A minor positive effect is also expected on SA objective 16 (climate change) as it is considered that locating development at edge of town centre locations, although having reduced access to sustainable transport links in comparison to town centre locations, will still provide some level of access to these links. As such residents may be encouraged to make use of more sustainable modes of transport which would help to reduce local greenhouse gas emissions. This minor positive effect on SA objective 16 (climate change) is expected in combination with a minor negative effect given that the policy would allow for exceptions to the 'town centres first' approach meaning a limited number of office developments might be located in less central locations where existing sustainable transport links are likely to be poorer.</p>		

Q7d The NPPF suggests that a locally set threshold is applied to impact assessments for proposals for office developments outside town centres (the NPPF default threshold is 2,500 sqm). Should the Local Plan set a local threshold for office proposals requiring an impact assessment?

- Option 1: NPPF - use default threshold for impact assessments (2,500m2)
- Option 2: Set a local threshold

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+/-	++/-
2. To develop and market the Borough's image	+/-	++/-
3. To reduce deprivation in urban and rural areas	+	++?
4. To secure economic inclusion	-	+/-
5. To develop and maintain a healthy labour market	-	+/-
6. To reduce the need to travel and increase the use of sustainable transport modes	+	++?
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	+	+

SA objective	Option 1	Option 2
Justification		
<p>Both Policy Options would set thresholds for when an impact assessment is required for office developments outside of town centre locations. While Policy Option 1 would adopt the NPPF threshold of 2,500 sqm, Policy Option 2 would see a local threshold being introduced which could in theory be lower or higher although the Council has indicated that it would be more likely to be lower. By requiring an impact assessment for development proposals over the specified size, both Policy Options would prioritise office development at town centre locations where sustainable transport links are strongest and therefore positive effects are expected on SA objective 3 (deprivation in urban areas) and 6 (sustainable transport). The positive effect for Policy Option 1 for both objectives is likely to be minor as the development threshold set by the NPPF before requiring an impact assessment is likely to be highly. The positive effect expected in relation to Policy Option 2 is recorded as potentially significant as the threshold is likely to be lower, although this is uncertain considering that it has not yet been specified. It is also recognised that prioritising development in central locations may help to reduce greenhouse gas emissions from car use as well as providing accessible employment opportunities meaning that minor positive effects are expected in relation to SA objective 11 (access), 16 (climate change) and 18 (energy efficiency).</p> <p>Under Policy Option 1 the NPPF threshold would be applied which does not reflect specific local circumstances. While directing most development to town centre locations may improve these areas and encourage economic investment, Policy Option 1 would adopt a more generic threshold to be applied thus potentially limiting any benefit which might occur. Mixed effects are scored for SA objectives 1 (economic performance) and 2 (the Borough's image) given that the policy would not react to local circumstances. Mixed effects also expected for these SA objectives in relation Policy Option 2; however the positive effect is expected to be significant given that the threshold applied will be tailored to the local situation and thus could potential have a stronger benefit in terms of improving the viability of town centre locations.</p> <p>The restrictions placed on out of centre office provision as set through the NPPF threshold by Policy Option 1 could have a minor negative effect on SA objective 4 (economic inclusion) and 5 (a health labour market) given that it may prevent the development of offices at out of centre locations which might otherwise have provided local employment opportunities, albeit not in the most accessible locations. As the threshold set by Policy Option 2 is expected to be tailored to address local need the potential negative effect on these SA objectives are likely to be combined with a minor positive. The local threshold is more likely to allow town centre locations to grow without being impacted negatively by out of centre office development while also allowing an acceptable level of out of centre development to occur which would support the creation of new businesses locally as well as potentially providing new employment opportunities for residents.</p>		

Q7 g Do you agree that the 4 industrial estates identified should be protected for employment use? Should any be excluded?

- Option 1: Safeguard the sites in question for employment use.
- Option 2: Do not safeguard these sites.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	-
2. To develop and market the Borough's image	+	-
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	++	-
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	+/-	0
12. To protect and enhance the built environment and cultural heritage, including	0	0

SA objective	Option 1	Option 2
archaeological assets		
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+/-	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option1 would protect the four sites which are identified for continued employment use in the Borough. These areas contain many of Burley's larger employers which are important in terms of the local economy and in terms of local job provision. As such the protection of these areas for continued employment use is likely to have a significant positive effect on **SA objective 1 (economic performance)**, and **SA objective 5 (healthy labour market)**. A minor positive effect is expected on **SA objective 2 (the Borough's image)** as allowing for continued employment uses in these areas may give potential investors the confidence needed to foster further growth in the area. The potential loss of these areas of employment through Policy Option 2 which would not protect employment uses is expected to have a minor negative effect on these three SA objectives.

The four employment sites in question are located at the outer edge of the more developed area of Burnley. As such these areas are less accessible by sustainable modes of transport than the more central areas of the town. Continuing to allow for employment uses at these out of centre locations may encourage local people to travel to these locations by private car instead of by sustainable modes of transport. Minor negative effects are therefore expected on **SA objectives 6 (sustainable transport)**, **11 (access to services and jobs)** and **16 climate change)**. These negative effects are combined with a minor positive effect as the policy would not encourage further employment development in other areas which are inaccessible by modes of public transport.

Q7 i Do you agree that the 6 areas identified should be protected for employment use? Are there any that should be excluded?

- Option 1: Safeguard the sites in question for employment use.
- Option 2: Do not safeguard these sites.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	-
2. To develop and market the Borough's image	+	-
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	++	-
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	+/-	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+/-	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0

SA objective	Option 1	Option 2
18. To increase energy efficiency	0	0
Justification		
<p>Policy Option1 would protect the six sites which are identified for continued employment use in Burnley. These areas are important for economic growth in the Borough as well as in terms of local employment provision. As Option 1 would protect these areas for their current established use a significant positive effect is expected on SA objective 1 (economic performance), and SA objective 5 (healthy labour market). The policy option is also expected to have a minor positive effect on SA objective 2 (the Borough's image). This effect is likely given that allowing for continued employment uses in these areas may give potential investors the confidence needed to allow for economic growth in Burnley. Policy option 2 would not protect employment uses in these areas and may mean that other uses become more prevalent, thus diluting locally important employment uses within these areas. A minor negative effect on these three SA objectives is therefore expected.</p> <p>The six employment sites in question are located towards the edges of the more developed areas of Burnley and Padiham. These areas are therefore less accessible by sustainable modes of transport than the more central areas of the town. Thus protecting current employment uses and potentially encouraging further employment uses in these areas may result in local people having to travel to these locations by private car instead of by sustainable modes of transport. Minor negative effects are therefore expected on SA objectives 6 (sustainable transport), 11 (access to services and jobs) and 16 (climate change). A minor positive effect is expected in combination with the minor negative effect, however, given that the policy would not activity encourage further employment development by enlarging these areas or in other areas of the Borough which are inaccessible by modes of public transport.</p>		

Q7n

- Option 1: Should the Local Plan reiterate the application of the sequential test to retail and office development proposals that are outside existing centres?
- Option 2: Should the sequential test not be repeated, relying on the guidance of the NPPF instead?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	++/-	+/-
3. To reduce deprivation in urban and rural areas	++	+
4. To secure economic inclusion	+/-	0
5. To develop and maintain a healthy labour market	-	-
6. To reduce the need to travel and increase the use of sustainable transport modes	+	+
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0
Justification		
Both policy options would result in a concentration of town centre uses including retail, office and recreation		

SA objective	Option 1	Option 2
uses in the most accessible parts of the Borough. As such this may encourage use of more sustainable modes of transport in Burnley, to the benefit of local contribution to climate and ability to access services and jobs in the Borough. A minor positive effect is likely for both policy options in relation to SA objectives 6 (sustainable transport), 11 (access) and 16 (climate change) .		
The use of the Local Plan to reiterate the application of sequential test in relation to specific local circumstances when retail and office developments are proposed is expected to have a significant positive effect on SA objective 3 (deprivation) . This effect is likely given the potential to protect town centre vitality and viability through this approach. The positive effect expected on this SA objective for Policy Option 2 is expected to be minor given that it would not respond specifically to local circumstances and would not provide further clarity with regard the need for a sequential test. The locally specific approach of Policy Option 1 is expected to have a minor positive effect on SA objective 4 (economic inclusion) as it would result in employment development in areas which are more accessible. This effect is expected to be combined with a minor negative, however, given that the policy would limit the potential for development which might provide employment at out of centre locations. A minor negative effect on SA objective 5 (healthy labour market) is identified for both Policy Options dues to their restrictive nature in relation to the provision of development outside of town centres which might otherwise allow for employment growth locally.		
The more locally specific nature of Policy Option 1 which would re-emphasise the requirement for the sequential test in relation to town centre uses (specifically office and retail) in Burnley means that a significant positive effect is expected in relation to SA objective 2 (the Borough's image) . This approach is expected to help maintain the local town centres' vitality and viability thus potentially encouraging local investment. The less locally specific reliance on the NPPF would not provide developers with as much clarity with regards to the requirement for a sequential test in relation to this type of development and as such the positive effect is expected to be minor. The overall effect for both policy options is expected to be mixed with a combined minor negative as it is accepted that the restrictive nature of these policies may make the area less attractive to investors.		

Q7o Should the Local Plan apply the following local impact thresholds for retail and leisure development proposals that are outside Burnley and Padiham town centres:

- Option 1: Burnley – 1,000m2 gross and above?
- Option 2: Padiham – 500m2 gross and above?
- Option 3: Or should the adopted Local Plan threshold of 2,500m2 for both town centres be retained?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0
2. To develop and market the Borough's image	++/-	++/-	+/-
3. To reduce deprivation in urban and rural areas	++	++	+
4. To secure economic inclusion	++/-	++/-	+/-
5. To develop and maintain a healthy labour market	++/-	++/-	+/-
6. To reduce the need to travel and increase the use of sustainable transport modes	++	++	+
7. To improve physical and mental health and reduce health inequalities	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0	0
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	0
11. To improve access to services, amenities and jobs for all groups	+	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0
15. To protect and improve environmental quality and amenity	0	0	0
16. To mitigate and adapt to climate change	+	+	+
17. To ensure the prudent use of natural resources and the sustainable	0	0	0

SA objective	Option 1	Option 2	Option 3
management of waste.			
18. To increase energy efficiency	+	+	+

Justification

All three Policy options would seek to direct retail and leisure development to town centre locations in favour of out of town locations. As such a positive effect is expected on **SA objectives 3 (deprivation in urban areas) and 6 (sustainable transport)** for all three Policy Options as they would encourage development in central locations where sympathetic new development may help to improve town centre vitality and viability and also result in development which is easily accessible by sustainable modes of transport. The positive effects on these objectives are expected to be significant for Policy Options 1 and 2 given that impact assessment would be required above a threshold which has been set to address local specifications (the thresholds set for these two Policy Options have been considered in light of the size of the settlements of Padiham and Burnley and local circumstances). Indirect minor positive effects are also expected for all Policy Options in relation to **SA objectives 11 (access), 16 (climate change) and 18 (energy efficiency)** given that directing development to more central locations and limiting development at out of town locations will potentially make retail provision in Burnley more accessible and reduce the number of journeys made by private car, as such reducing the consumption of fossil fuels and emissions of greenhouse gases.

All three Policy Options considered are expected to have mixed effects on **SA objectives 2 (the Borough's image), 4 (economic inclusion) and 5 (a healthy labour market)** given that they would all seek to limit out of town retail development in Burnley, therefore prioritising retail development with the town centres. Although this approach will limit retail development at out of centre locations, the overall improvement to the vitality and viability of the town centres is likely to encourage inward investment to the Borough. This may encourage the creation of new business development and the provision of new employment opportunities locally. The positive effects on these SA objectives are likely to be significant for SA Policy Options 1 and 2 given that these approaches would result in development thresholds being set which would relate to specific development pressures in Padiham and Burnley. A negligible effect is expected on **SA objective 1 (economic performance)** for all Policy Options considered given that they would not address industrial and office provision in the Borough which is most likely to influence business diversification and growth in Burnley.

Q7 p How should the Local Plan balance the benefits of uses such as restaurants, bars and pubs and hot food take-aways in Burnley and Padiham town centres with the need to maintain their primary retail function?

- Option 1: By establishing cultural quarters in town centres where food and drink uses would be encouraged
- Option 2: By applying threshold limits to manage the clustering of these uses in the primary shopping areas
- Option 3: By encouraging day time and evening opening, possibly through the use of conditions
- Option 4: By allowing these uses in the primary shopping areas as an exception where properties have been vacant for a significant length of time

SA objective	Option 1	Option 2	Option 3	Option 4
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0	0
2. To develop and market the Borough's image	+	+	+	+/-
3. To reduce deprivation in urban and rural areas	++	++	++	++/-
4. To secure economic inclusion	0	0	0	0
5. To develop and maintain a healthy labour market	0	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+	+	0	0
7. To improve physical and mental health and reduce health inequalities	0	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0	0	0

SA objective	Option 1	Option 2	Option 3	Option 4
9. To reduce crime, disorder and the fear of crime	0	+	+	0
10. To increase social inclusion	0	0	0	0
11. To improve access to services, amenities and jobs for all groups	0	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0	0
15. To protect and improve environmental quality and amenity	+	++	-?	0
16. To mitigate and adapt to climate change	+	+	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0	0
18. To increase energy efficiency	0	0	0	0

Justification

These policy options seek to provide guidance on the provision of food and drink uses in Burnley. As such the effects of each policy option are quite narrowly focussed and a number of negligible effects have been recorded. Each policy option is expected to have a significant positive effect on **SA objective 3 (deprivation)** given that all four approaches are likely to improve town centre vitality and viability by encouraging residents to come to these locations; specifically during the day and evening with regards to Option 3. Option 4 is combined with a minor negative effect given that it may result in the longer term long loss of primary shopping frontage.

Similar minor positive effects for all four policy options are identified in relation to **SA objective 3 (the Borough's image)** as a result of the improvement of town centre vitality and any new development and infilling of gaps between shopping frontage at these locations which might occur. For Policy Option 4, however, a minor negative effect is also expected in combination given that replacing vacant shopping uses in primary shopping areas may result in a detrimental change of the character of these areas in the long term.

Policy Options 1 and 2 would result in the provision of food and drink uses at central locations where sustainable transport links are likely to be strongest and therefore minor positive effects are expected on **SA objectives 6 (sustainable transport) and 16 (climate change)**.

Food and drink uses can be associated with antisocial behaviour and encouraging opening hours to occur at times other than solely at night time through Policy Option 3 is likely to have a minor positive effect on **SA objective 9 (crime)**. Preventing the clustering of this type of use through Policy Option 2 might also prevent an inappropriate concentration of night time uses and therefore a minor positive effect is also expected for this SA objective for this option.

This type of use can also be associated with detrimental impacts on residential amenity. Providing the majority of this type of use at town centre locations where residential provision is limited may help to reduce negative impacts on local residents in terms of smell, noise and light pollution as well as traffic and parking issues. Positive effects are therefore expected in relation to Policy Options 1 and 2 for **SA objective 15 (amenity)**. The positive effect expected for Option 2 is significant given that it would prevent the inappropriate concentration of these types of uses from occurring in Burnley. Policy Option 3 would potentially encourage alternative opening hours of food and drink uses in the Borough which might result in detrimental impacts in terms of amenity being extended beyond the usual night time open hours of these types of establishment. The minor negative effect is uncertain given that it may be possible to stagger open hours of various food and drink establishments through planning conditions to limit potential for unacceptable impacts on local amenity.

Q7 r Do you think that the town centre boundary for Burnley should:

- Option 1: continue to be widely drawn as now?

- Option 2: focus on the area contained by Queen's Lancashire Way, Church Street, Centenary Way and Active Way?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+/-	++
2. To develop and market the Borough's image	+/-	+
3. To reduce deprivation in urban and rural areas	+	++
4. To secure economic inclusion	-	+
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	+
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	0	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option 2 would result in a more focussed town centre boundary around the area where town centre uses exist already. Reducing the size of the area within the town centre boundary in line with the 2013 Retail, Leisure and Office Assessment should help to improve the vitality and viability of the town centre making journey times by foot between retail destinations shorter. As such a significant positive effect is expected on **SA objective 3 (deprivation)**. As this option would also remove a number of employment allocations from within the boundary, thereby protecting them from town centres uses, a significant positive effect is also expected **SA objective 1 (economic performance)**. The positive effect is supplemented by the fact that improvement of local town centre vitality and viability may help to encourage local investment. Improved town centre vitality may encourage visitors to travel to these locations and as such a minor positive effect is recorded for **SA objective 2 (the Borough's image)**. This improvement may also have encourage the possibility of local business start-ups and a minor positive effect is also recorded for **SA objective 4 (economic inclusion)**.

Policy Option 1 would continue with the larger defined boundary of Burnley town centre. As such town centre uses would be protected but could potentially be more dispersed meaning a minor positive effect is expected on **SA objective 3 (deprivation)** in terms of town centre vitality and viability. This less effective method of protecting town centre vitality and viability is expected to have a minor positive effect on attracting investors and travellers to the Borough meaning only minor positive effects are recorded for SA objectives 1 and 2. These minor positive effects are mixed with minor negative effects considering that this approach may result in a more dispersed and less attractive town centre in Burnley. Given that Policy Option 1 would continue to include a number of employment allocations within the town centre boundaries a minor negative effect is expected on **SA objective 4 (economic inclusion)** given that these areas might be lost to town centre uses which would provide fewer jobs for residents.

Minor positive effects have been identified for Policy Option 2 in relation to **SA objectives 6 (sustainable transport), 11 (access to services and jobs) and 16 (climate change)**. These effects are likely given that the provision of services, facilities and retail uses within as smaller town centre area would put these required services in areas which are more accessible by sustainable transport links.

Q7 s

- Option 1: Do you agree with the proposed definition of the primary shopping area and primary and secondary shopping frontages as shown on the map?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	+
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

Defining the primary shopping area and primary and secondary frontages would have broadly positive effects on the economic SA objectives, as the designation of these areas through the Local Plan would help to protect their retail function and avoid the encroachment of other uses such as housing. For this reason, minor positive effects are identified in relation to **SA objectives 1 (economic performance), 3 (reduce deprivation) and 4 (economic inclusion)**. In addition, there would be positive effects on **SA objective 2 (the Borough's image)** as the retail function of the identified areas would be assured, helping to maintain the vitality and viability of the town centre. Minor positive effects on the labour market would result from maintaining the employment associated with the retail sector.

Focussing retail uses in the identified central areas will help to reduce the need to travel and increase the use of **sustainable transport (SA objective 6)** which will indirectly benefit **health (SA objective 7)** as more people may be able to walk and cycle day to day. Minor positive effects are therefore identified for those two SA objectives.

Negligible effects are identified in relation to the other SA objectives.

Q7t Do you agree that all non-A1 uses should be restricted in areas defined as Primary Shopping Frontages? Do you think that the 15% threshold is appropriate?

- Option 1: Restrict all non-A1 uses within Primary Frontages, applying a 15% threshold.

SA objective	Option 1
19. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
20. To develop and market the Borough's image	++
21. To reduce deprivation in urban and rural areas	++
22. To secure economic inclusion	+
23. To develop and maintain a healthy labour market	+
24. To reduce the need to travel and increase the use of sustainable transport modes	++
25. To improve physical and mental health and reduce health inequalities	0
26. To improve access to a range of good quality, resource efficient and affordable housing	0
27. To reduce crime, disorder and the fear of crime	0

SA objective	Option 1
28. To increase social inclusion	0
29. To improve access to services, amenities and jobs for all groups	+
30. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
31. To protect and enhance the Borough's biodiversity and geo-diversity	0
32. To protect and enhance the Borough's landscape and local character	0
33. To protect and improve environmental quality and amenity	0
34. To mitigate and adapt to climate change	+
35. To ensure the prudent use of natural resources and the sustainable management of waste.	0
36. To increase energy efficiency	0

Justification

The Policy Option seeks to restrict uses other than retail within defined Primary Shopping Frontages. Significant positive effects are expected on **SA objectives 2 (the Borough's image), 3 (reducing deprivation in urban areas) and 6 (sustainable transport)** given that retaining mostly retail development and refurbishment at these generally central urban locations would place these uses in areas which are more accessible to most people by sustainable transport. Minor positive effects are also likely in relation to **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (a healthy labour market)**.

As the policy approach would retain retail functions, which are required day to day, in more central locations where sustainable transport links are better, the Policy Option is expected to have a minor positive effect on **SA objectives 11 (access) and 16 (climate change)**.

As the policy option specifically addresses the provision of A1 retail uses in Primary Shopping Frontage locations negligible effects have been recorded for many of the SA objectives.

Q7 u Do you agree that a more flexible approach should be taken towards the types of uses permitted in secondary shopping frontages?

- Option 1: Within Secondary Shopping Areas, uses other than A1 retail are restricted. Development for other uses is only permitted when a number of exceptions will be met by the new development.
- Option 2: A more flexible approach.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+/-	+
2. To develop and market the Borough's image	0	+
3. To reduce deprivation in urban and rural areas	+	++
4. To secure economic inclusion	+/-	+
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+	+
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-	+?
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0

SA objective	Option 1	Option 2
18. To increase energy efficiency	0	0
Justification		
<p>Both policy options would result in the development of retail uses and other complementary uses (for example limited amounts residential use and food and drink uses) within town centre locations and as such minor positive effect are expected on SA objective 6 (sustainable transport), 11 (access to services, amenities and jobs) and 16 (climate change).</p> <p>As Policy Option 2 would provide for a more flexible approach to considering different uses within the secondary shopping frontage of Burnley, it may allow for appropriate complementary uses at these locations. This may improve the vitality and viability of these areas and as such a significant positive effect is expected on SA objective 3 (deprivation). Associated minor positive effects are likely on SA objectives 1 (economic performance), 2 (the Borough's image), and 4 (economic inclusion) for this option as a result of local improvements to town centre vitality and viability as well the potential that the policy would give for the incorporation of smaller business uses (such as offices, financial uses and restaurants) which might provide a small number of employment opportunities. This approach would also allow for a continued concentration of A1 uses at the Primary Shopping Areas and maintain the vitality of these areas.</p> <p>Policy Option 1 would maintain several restrictions in relation to uses which would be considered appropriate within the Secondary Shopping Areas. With the change of role of the town centre (particularly in relation to retail) maintaining this less flexible approach would result in protection of critical mass in terms of retail at Secondary Shopping Areas but would not allow for complementary uses which could affect viability. The Policy Option would potentially prevent business uses at these areas which might be of benefit to the local economy.</p> <p>The restrictive nature of Policy Option 1 means that a minor negative effect is likely on SA objective 8 (housing). Conversely, Policy Option 2 might allow for a small amount of housing in central areas which might supplement larger residential schemes elsewhere in Burnley meaning a minor positive effect is expected on SA objective 8.</p>		

Q7 w Do you think that the town centre boundary for Padiham should be amended to: include the Tesco store on Lune Street and exclude the Burnley Road frontage (south of Padiham Bridge)?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0
Justification	
Amending the town centre boundary for Padiham to include the Tesco store on Lune Street could have a	

SA objective	Option 1
positive effect on the economic SA objectives by safeguarding the use of the site for town centre/retail use. Therefore, minor positive effects are identified in relation to SA objectives 1 (economic performance), 3 (reduce deprivation), 4 (economic inclusion) and 5 (labour market) . A minor positive effect is also identified in relation to SA objective 2 (the Borough's image) as this approach may help to maintain the vitality and viability of the town centre.	
The likely effects on the other SA objectives are negligible because of the narrow scope of the policy option.	

Q7x Do you agree with the criteria to manage car parking in Burnley and Padiham town centres that is set out in the adopted Local Plan?

- Option 1: Criteria in the adopted Local Plan

SA objective	Option 1
19. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++
20. To develop and market the Borough's image	++
21. To reduce deprivation in urban and rural areas	++
22. To secure economic inclusion	+
23. To develop and maintain a healthy labour market	+
24. To reduce the need to travel and increase the use of sustainable transport modes	++/-
25. To improve physical and mental health and reduce health inequalities	+
26. To improve access to a range of good quality, resource efficient and affordable housing	0
27. To reduce crime, disorder and the fear of crime	0
28. To increase social inclusion	0
29. To improve access to services, amenities and jobs for all groups	-?
30. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
31. To protect and enhance the Borough's biodiversity and geo-diversity	0
32. To protect and enhance the Borough's landscape and local character	+
33. To protect and improve environmental quality and amenity	+
34. To mitigate and adapt to climate change	+
35. To ensure the prudent use of natural resources and the sustainable management of waste.	0
36. To increase energy efficiency	0

Justification

The Policy Option addresses the management of car parking in Burnley and Padiham town centres. It proposes limiting car parking in the town centres with the exception of short term provision which is to be concentrated at Cow Lane and Pioneer car parks. Long term car parking it is to be confined to the periphery of the town centre locations. As such this approach should maintain the town centre as an aesthetically attractive and compact location for shoppers which may encourage more frequent and repeat visits. Sufficient parking provision (short term within the centre and long term at its edge) should be maintained to allow for appropriate access to the Primary Shopping Area and therefore significant positive effects are expected **on SA objectives 1 (economic performance), 2 (the Borough's image), and 3 (reduce deprivation in urban and rural areas)**. Minor positive effects are expected on **SA objectives 4 (economic inclusion) and 5 (healthy labour market)** as a result of the benefit which this policy is likely to have on local retail growth and the employment opportunities this growth may provide.

A significant positive effect is also expected on **SA objective 6 (sustainable transport modes)** as it limits parking at these locations of the Borough and also provides for additional cycle parking provisions at central locations. The positive effect is expected in combination with a minor negative effect, however, given that a limited level of car parking provision (both short term and long term) is supported by the policy meaning some level of access to central locations via car is likely. Reflecting this, minor positive effects are expected on **SA objectives 7 (health and well-being), 15 (environmental amenity) and 16 (climate change)** given that the policy may encourage more people to make use of active modes of transport to access the town centre locations of the Borough which may also help to reduce the emission of greenhouse gases and other air pollutants. Minor positive effects are also expected on **SA objectives 12 (heritage) and 14 (landscape)** given that the detrimental effects of car parks on the surrounding historic environment and landscape character are likely to be reduced through a reduction in the number of new car parks provided in the

SA objective	Option 1
Borough.	
<p>The Policy Option is expected to have a minor negative effect on SA objective 11 (access), however. Limiting parking provision at central locations and putting residents only parking schemes in place in areas which have limited off street parking may make certain services and facilities limited to residents of the Borough. This may depend on any public transport options which might be incorporated to limit this detrimental impact from occurring and as such the minor negative effect is uncertain.</p>	
<p>The remaining SA objectives are not expected to be affected by car parking provision in the Borough and as such negligible effects have been recorded.</p>	

Q y Do you agree that the above centres provide important local shopping facilities that should be protected in the Local Plan? Do you think that the boundaries shown on the maps above are appropriate? (If not, please set out the change that you would like to see and identify on a map)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	++
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would result in the protection of the three identified District Centres in Burnley. These areas provide services and retail opportunities for local residents which complement and as such does not create a draw away from the town centres of the Burnley. As such the protection of these areas will allow residents continued access to essential services and facilities in close proximity to their homes and a significant positive effect is expected on **SA objective 11 (access)**. A significant positive effect is expected on **SA objective 6 (sustainable transport)** given that this approach will mean local people will be less likely to have make journeys by private car to access these services and facilities. Providing a range of services and facilities in close proximity to homes in the Borough may encourage local people to make use of more active modes of transport to make journeys meaning minor positive effects are likely on **SA objectives 7 (health and well-being)** as well as **SA objective 16 (climate change)**.

These District Centres would provide a small amount of employment opportunities (which are likely to be restricted to the retail sector) for local people which would be in close proximity to dwellings in the Borough. A minor positive effect is expected on **SA objective 4 (economic inclusion)**. The provision of services through the Borough at protected District Centres is likely to help reduce local levels of deprivation. The Policy Option would provide for a limited amount of retail development at District Centres thus meaning that it would not detrimental impacts upon the vitality and viability of the local town centre and therefore a minor positive effect is also expected on **SA objective 3 (deprivation)**.

Q7 z It is recommended that local centres are not defined on a map but should be supported and protected by a policy relating to all local shopping parades. Do you agree?

- Option 1: Put a policy in place which protects local centres.
- Option 2: Do not put such a policy in place.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	+	-
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++	-
7. To improve physical and mental health and reduce health inequalities	+	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	++	--
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	
16. To mitigate and adapt to climate change	+	-
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option 1 would result in the protection and enhancement of shopping provision outside of the town Centre at Local Centres in the Borough in line with the Retail, Office and Leisure Assessment. Local Centres would not be defined but all shopping parades would be protected. These areas provide mainly retail opportunities for local residents as well as some limited access to services and facilities. This provision complements Town Centre uses and therefore does not create a draw away from the town centres of the Burnley which would be to detriment of those areas. The protection and particularly enhancement of these areas will give residents improved access to essential services and facilities which are located nearby and a significant positive effect is expected on **SA objective 11 (access)**. A significant positive effect is expected on **SA objective 6 (sustainable transport)** given that the policy option would likely lead to a reduced need to travel in the Borough. Enhancing Local Centres in the Borough in terms of the retail they can offer and the services they can provide may encourage local people to make use of more active modes of transport to make the shorter journeys required meaning minor positive effects are likely on **SA objectives 7 (health and well-being)** as well as **SA objective 16 (climate change)**.

As Policy Option 1 would support Local Centres and may result in further development and provision of services and facilities which could complement town centre uses it would help to encourage urban regeneration. A minor positive effect is therefore expected on **SA objective 3 (deprivation)**.

Policy Option 2 would not result in a policy protecting shopping parades in the Borough. As such residents may have to travel further to access retail opportunities as local shopping parades in the Borough may naturally suffer a decline without any policy support. As such these areas would suffer from deprivation in terms of service provision (such as convenience retail) and residents would have to make increased numbers of journeys to access these now removed services and facilities. Minor negative effects are therefore expected on **SA objectives 3 (deprivation), 6 (sustainable transport) and 16 (climate change)**. As Policy Option 2 would directly impact upon the provision of access to services for residents invariably limiting them, a significant negative effect is expected on **SA objective 11 (access)**.

Chapter 8: Core Policies and Site Allocations Options for Climate Change, Renewable Energy and Flood Risk

Q8b In terms of climate change mitigation, an overarching policy could include:

- Accessible developments well served by walking and cycling routes and by public transport to reduce the need to travel.
- Energy efficient developments both in terms of fabric and overall design and layout.
- A mechanism for achieving energy efficiency improvements to the existing building stock.
- Promoting the use of renewable or low carbon energy technologies.
- Locating potential heat users and suppliers close together.
- Protection, enhancement, extension or creation of habitats/green infrastructure which provide carbon sequestration and storage.
- Increased provision for local production of food, timber, low carbon fuels (e.g. biomass).

Do you agree with this list? Are there other considerations that should be included?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+/-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+/-?
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	++
18. To increase energy efficiency	++

Justification

The Policy Option seeks to address climate change in the Borough. As the policy would result in development which is accessible by a range of sustainable modes of transport and therefore reduce the need for private car journeys in the Borough a significant positive effect is expected **on SA objective 6 (sustainable transport)** with an associated minor positive effect on **SA objective 15 (environmental amenity)** in terms of reducing the emission of key air pollutants. Significant positive effects are also expected in relation to **SA objectives 16 (climate change), 17 (natural resources) and 18 (energy efficiency)** given that the policy would support the provision of low carbon energy technology development and an overall move towards energy efficient development in terms of design and layout.

The improvement of energy efficiency for new developments in the Borough is expected to have a minor positive effect on **SA objective 8 (affordable houses)** given that it will improve the overall quality of housing stock available to residents in the Borough. Given that the policy would extend the green

SA objective	Option 1
<p>infrastructure of the Borough, in turn making these areas more accessible to residents, minor positive effects have been recorded for SA objectives 7 (health and well-being), 11 (access) and 13 (biodiversity and geodiversity). Green areas provided as a result of this policy may act as places for social interaction for residents and therefore a minor positive effect is recorded for SA objective 10: social inclusion. These enhanced areas of green infrastructure may also help to improve local heritage assets (SA objective 12) in terms of their setting as well as local landscape character (SA objective 14). The minor positive effects expected on these SA objectives are, however, mixed with minor negative effects given that the policy also supports the provision of low carbon energy technologies (potentially most significantly including wind technologies) which may detract from the character of the Borough including important views in the area. A minor positive effect is expected on SA objective 2 (the Borough's image) given that the policy approach would support an increase in local production of food, timber and low carbon fuels. This local increase in production may increase local economic growth and employment opportunities in these sectors and therefore minor positive effects are also expected in relation to SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (a healthy labour market).</p> <p>Negligible effects are expected on the remaining SA objectives.</p>	

Q8c In terms of adaptation to climate change, this could include:

- Managing the risk of river flooding by locating development in areas of lowest possible risk and enhancing green infrastructure in river corridors.
- Promoting water efficiency, sustainable drainage systems and enhancement of green infrastructure to reduce surface water run off to sewers.
- Enhancement of green infrastructure to provide cooling and shade, particularly for communities vulnerable to the effects of high temperatures.
- Developing a well-connected and resilient ecological network of habitats to enable species to adapt to a changing climate.

Do you agree with this list? Are there other considerations that should be included?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	++
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option to address the issue of climate adaption in the Borough. As such a significant positive effect

SA objective	Option 1
<p>are expected in relation SA objectives 13 (biodiversity and geodiversity), 15 (environmental amenity and 16 (climate change) given that the policy would support the provision of resilient and connected habitats as well as green infrastructure and sustainable drainage systems to reduce the potential for water contamination through surface water as well as providing shade and cooling to adapt to potential future higher temperatures. The provision of enhanced green infrastructure in the Borough is expected to have minor positive effects on SA objectives 7 (health and well-being), 10 (social inclusion), 11 (access), 12 (heritage) and 14 (landscape). These effects are likely as providing enhanced green infrastructure will allow residents areas where social interaction and sporting activities may take place while also potentially improving the setting for local heritage assets and also improving the settlement of built development. A minor positive effect is expected in relation to SA objective 8 (housing) as the Policy option would reduce the number of homes at risk of being flooded.</p> <p>As the Policy Option specifically addresses adaption to climate change in the Borough negligible effects are expected on the remaining SA objectives.</p>	

Q8e Should the Local Plan include a general policy on energy conservation and efficiency? Do you agree with the list of considerations outlined above [*in the Issues and Options document*]? Are there other considerations that should be included?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	?
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	++
18. To increase energy efficiency	++

Justification

The Policy Option would establish criteria on energy conservation and efficiency for new buildings, conversions and changes of use involving buildings. As such significant positive effects are likely on **SA objectives 16 (climate change), 17 (use of natural resources) and 18 (energy efficiency)** given that the policy would require the use of appropriate materials, seek to maximise solar heating and sunlight (thus reducing the use of fossil fuels) and would also require appropriate recycling measures. A minor positive effect is also expected on **SA objective 15 (environmental amenity)** given that measures in this Policy Option would help to minimise the release of key air pollutants.

The use of appropriate materials as required by this Policy Option is expected to have a minor positive effect on **SA objective 8 (affordable housing)** given that it should improve the overall quality of housing stock in the Borough. Minor positive effects are also expected on **SA objectives 13 (biodiversity and geodiversity) and 14 (landscape)** as this Policy Option supports the appropriate use of landscaping which may enhance the local green infrastructure network. The delivery of combined heat systems may help to

SA objective	Option 1
<p>reduce fuel poverty in the Borough and therefore a minor positive effect is expected on SA objective 4 (economic inclusion). The effect on SA objective 12 (heritage) is uncertain. This is because a policy on energy conservation may include considerations for solar panels which may be to the detriment of local character. Given that the stance of any such policy is unknown the effect recorded is uncertain.</p> <p>The Policy Option would support the move towards 'zero carbon' developments as required by government policy which may be seen to have the potential to negatively affect local economic growth and also employment opportunities, as a result of higher development costs. It is, however, anticipated that surrounding areas will be subject to similarly stringent energy efficiency policies meaning development would be unlikely to be guided towards other locations outside of the Borough because of this factor. All SA objectives which relate to economic growth and employment opportunities in the Borough are therefore expected to be negligibly affected by this SA objective. Negligible effects are also expected on the remaining SA objectives.</p>	

Q8g How do you think that the Local Plan should meet the NPPF requirement to actively support energy efficiency improvements to existing buildings?

- Option 1: Through a Community Energy Fund which could be used to contribute to energy efficiency projects/programmes.
- Option 2: Through a policy that requires those undertaking extensions to residential properties to take reasonable steps, where possible and practicable, to improve the energy performance of the existing dwelling. These steps could include loft and cavity wall insulation, draught-proofing, improved heating controls, replacement boilers, etc.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?	0
2. To develop and market the Borough's image	-?	0
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	-?	0
5. To develop and maintain a healthy labour market	-?	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-	++/-
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	++	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	+
18. To increase energy efficiency	++	++

Justification

These Policy Options seek to address the requirement of the NPPF to support the improvement of existing buildings to allow for improved energy efficiency. Significant positive effects are expected for **SA objectives 16 (climate change) and 18 (energy efficiency)** as both options directly address these issues by either requiring developers to contribute to energy programmes or projects or by requiring those adding extensions to existing houses to take reasonable steps to improve energy performance. As both of these approaches may help to reduce requirements for the use of fossil fuels a minor positive effect is recorded for both Policy Options for **SA objective 17 (natural resources)**.

SA objective	Option 1	Option 2
<p>As Policy Option 1 would require financial contributes from developers which may affect the viability of commercial investments and place an additional financial burden on investors; therefore potential minor negative effects are identified for SA objectives 1 (economic performance), 2 (the Borough's image), 4 (economic inclusion and 5 (a healthy labour market)). A minor negative effect is also expected on SA objective 8 (affordable housing) given that the requirement may also affect the viability of housing developments. This negative effect is also identified for Policy Option 2 as the requirements for energy efficiency could increase the cost of extensions; however as this approach would require efficiencies to be incorporated into development instead of provided as a financial contribution it should help to improve the quality of local housing stock and a significant positive effect is expected in combination with the negative effect.</p> <p>Negligible effects are likely in relation to the remaining SA objectives.</p>		

Q8h The Local Plan will include a policy on development and flood risk that reflects the guidance set out in the NPPF in ensuring that new development is located safely in areas of low risk, does not increase the risk of flooding elsewhere and promotes high quality sustainable drainage systems. However, are there other considerations that should be taken into account, for example:

- Opportunities for reducing flood risk by opening up culverted watercourses.
- The need for improved flood defences/flood alleviation schemes.
- Maximising green infrastructure benefits when designing sustainable drainage schemes in new development.
- Opportunities for establishing sustainable drainage systems, other than through new developments e.g. in schools, housing estates, parks, etc.

Do you agree with these considerations? Are there others?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option addresses flood risk in the Borough, reflecting the guidance set out in the NPPF. As such, the sequential test will be required for new development to ensure that it is sited in areas at lower risk of flooding where possible. A significant positive effect is expected on **SA objective 16 (climate change)** as this approach would help to promote the use of sustainable drainage systems in the Borough as well as

SA objective	Option 1
providing for flood alleviation and defence schemes which would help to accommodate excess surface water to prevent contamination and reduce the potential for future flooding incidences in the Borough.	
In relation to this the reduction of potential flood risk in the Borough may encourage developers to invest in both the housing and other markets within Burnley meaning a minor positive effect is expected on SA objectives 2 (the Borough's image) and 8 (affordable housing) as the housing stock would be provided if housing is developed in areas which are less likely to be flooded. As a reduction in flood water is likely to prevent contamination of surface water a minor positive effect is also expected on SA objective 15 (environmental amenity) .	
The sustainable drainage systems to be promoted in the Borough are likely to include green infrastructure improvements and therefore minor positive effects are expected on SA objectives 10 (social inclusion), 11 (access), 12 (heritage), 13 biodiversity and geodiversity) and 14 (landscape) . These positive effects are expected given the multi-functional benefits which are associated with enhanced green infrastructure provision.	
A negligible effect is expected in relation to the remaining SA objectives.	

Q8i Should the Local Plan include a criteria-based policy to assess renewable and low carbon energy proposals? Or do you think that suitable sites for renewable and low carbon energy development should be identified in the Local Plan?

- Option 1: Include a criteria-based policy to assess renewable and low carbon energy proposals.
- Option 2: Identify suitable sites for renewable and low carbon energy development in the Local Plan.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	+
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	-?
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	+/-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	+	++
15. To protect and improve environmental quality and amenity	+	+
16. To mitigate and adapt to climate change	++	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	0
18. To increase energy efficiency	++	++

Justification

Both Policy Options would seek to promote and guide sustainable forms of energy production in the Borough. As such the Policy Options would help to contribution to the UK's wider targets for reducing greenhouse gas emissions under the Kyoto Protocol and the Climate Change Act 2008 and significant positive effects are therefore expected on **SA objectives 16 (climate change) and 18 (energy efficiency)**. Given that Option 1 would set criteria for renewable energy proposals which, as per the supporting text of the Option, would include suitable means for the disposal of arising waste a minor positive effect is expected on **SA objective 17**

SA objective	Option 1	Option 2
(waste) . Policy Option 1 would also set criteria (as indicated in the supporting text of the Option) considering effects on the setting of sites of heritage importance, impacts on landscape character and residential amenity, meaning minor positive effects are expected on SA objective 12 (heritage assets), SA objective 14 (landscape) and SA objective 15 (environmental amenity) .		
Given that Policy Option 2 would identify areas as suitable for renewable energy development significant positive effects are likely on SA objective 14 (landscape) . This effect is expected given that highlighting areas which are suitable for renewable energy in landscape terms may potentially help to reduce development pressures in areas which of higher landscape sensitivity. A minor positive effect is likely in relation to SA objective 1 (economic performance) as the policy option would identify areas suitable for renewable energy development, which may encourage developers to come forward with suitable proposals, thereby boosting the renewable energy industry.		
Policy Option 2 would, however, limit the areas which are suitable for housing development which is of importance considering the Borough's requirement to provide new homes over the Plan period. As such a minor negative effect is expected on SA objective 8 (housing) . The negative is uncertain as it is considered likely that despite the identification of areas for renewable energy schemes there is likely to be sufficient land within Burnley to accommodate housing development and meet local requirements. Policy Option 2 is expected to have a mixed effect on SA objective 12 (heritage assets) . While the approach could potentially help to protect the setting of the existing built environment in the Borough the Policy Option may be potentially unresponsive to development changes as the urban area of the Borough expands and as such the minor positive effect on this SA objective is expected to be combined with a potential minor negative effect.		

Q8k Do you think that the Local Plan should set out a minimum target for the proportion of energy needs that should be met by renewable or low carbon energy sources over the Plan period based on the energy capacities sets out in the Lancashire Study?

- Option 1: Set minimum target, as outlined above.

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	++
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	-?
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	++
18. To increase energy efficiency	++

Justification

The Policy Option would set a minimum target for the amount of Burnley's energy supply to be from renewable or low carbon sources. The Policy option is therefore expected to have significant positive effects on **SA objectives 16 (climate change), 17 (natural resources) and 18 (energy efficiency)** given that its principle aim is to reduce the use of and reliance on fossil fuels in the Borough.

An associated significant positive effect is expected on **SA objective 2 (the Borough's image)** as a focus on promoting renewable energies in Burnley could increase the economic benefit which is derived from the

SA objective	Option 1
<p>Borough’s natural environment. The potential for economic investment surrounding renewable energy in Burnley means minor positive effects are also recorded for SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (a healthy labour market).</p> <p>The potential for improved air quality by moving from energy produced via the burning of fossil fuels to energy which is derived from renewable sources is recognised and therefore a minor positive effect is recorded for SA objective 15 (environmental amenity). Potential negative effects are recorded in relation to SA objectives 12 (heritage) and 14 (landscape) because commercial wind energy developments may negatively impact upon the setting of heritage assets and landscape character. However, it is recognised that it may be possible to sympathetically incorporate this type of development into the Borough through appropriate siting and/or screening.</p> <p>Negligible effects are expected in relation to remaining SA objectives.</p>	

Chapter 9: Core Policy and Site Allocations Options for the Natural Environment

Q9 a Should the Local Plan protect the borough's landscape by:

- Option 1: Including a criteria-based policy that is applicable to both rural and urban areas?
- Option 2: Identifying areas of specific landscape character, setting out what makes them special and the policies that should apply?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough’s image	+	++
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+	-
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	+
13. To protect and enhance the Borough’s biodiversity and geo-diversity	+	+
14. To protect and enhance the Borough’s landscape and local character	+	++
15. To protect and improve environmental quality and amenity	+	+
16. To mitigate and adapt to climate change	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency		00

Justification

Both policy options would seek to protect the landscape in Burnley. As such positive effects are expected on **SA objectives 2 (the Borough’s image) and 14 (landscape)**. Given that Policy Option 2 would involve a more prescriptive approach it would more likely provide guidance which could offer more protection to the local landscape and therefore the positive effects are likely to be significant. For both policy options a minor positive effect is expected on **SA objective 12 (built environment)** given the protection offered to the setting of local heritage assets.

Both policy options would help to protect greenfield land in the Borough given that the majority (80%) of

SA objective	Option 1	Option 2
<p>Burnley is open land. As such minor positive effects are expected on SA objectives 13 (biodiversity) and 15 (environmental quality) due to the potential for maintaining habitat connectivity as well as high quality agricultural land through the protection offered by both policy options. Both options would protect land which allows for surface water infiltration and therefore minor positive effects are also recorded for SA objective 16 (climate change).</p> <p>Policy Option 1 would provide criteria in relation to both rural and urban settings and as such may provide clarity over the appropriate location for new housing schemes. This guidance may provide potential developers with certainty in relation to proposals for dwellings in the Borough and may result in this type of development being guided to more developed areas where sustainable transport links and existing services are already present. Minor positive effects are likely for Policy Option 1 in relation to SA objectives 6 (sustainable transport) and 8 (housing). Policy Option 2 would only provide guidance in relation to areas of special landscape character and by adopting this approach may be excessively prescriptive which may result in a reduction in the number of housing schemes being put forward which are acceptable in planning terms. A minor negative effect is therefore expected on SA objective 8 (housing) for Policy Option 2.</p>		

Q9e Should the Local Plan include an overarching policy setting out how green infrastructure will be protected, enhanced or extended in relation to the GI functions listed above?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would provide an overarching guide as to how to protect, enhance and extend green infrastructure in the Borough. As such, a significant positive effect is expected in relation to **SA objectives 6 (sustainable transport), 13 (biodiversity and geodiversity) and 16 (climate change)**. The enhancement of green infrastructure in the Borough is to include green corridors which will provide residents with sustainable transport routes as well as improving habitat connectivity and promoting surface water infiltration. Promoting sustainable drainage in the Borough is expected to have a minor positive impact on **SA objective 15 (environmental quality)** given that it should help to minimise potential for contamination by runoff.

The reduction in flood risk which is likely to occur as a result of improved infiltration is expected to have minor positive effects on **SA objectives 2 (the Borough's image) and 8 (affordable housing)** as it is likely to limit the risk of flooding. Increased levels of green infrastructure in the Borough may also increase the potential for more active and social lifestyles among residents in Burnley and therefore minor positive effects are recorded for **SA objectives 7 (health and well-being) and 10 (social inclusion)**. The provision of green infrastructure in the Borough may also be to benefit of the settings of local heritage assets as well as

SA objective	Option 1
local landscape character and minor positive effects are also recorded for SA objectives 12 (heritage) and 14 (landscape) .	
Negligible effects are expected in relation to remaining SA objectives.	

Q9 i Although the NPPF defines inappropriate development in Green Belts and the exceptions to this, it is proposed to include a Green Belt policy the Local Plan for clarity.

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+?/-
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

This policy option would clarify Green Belt policy locally and as such would help to define what is considered appropriate and inappropriate development in open countryside surrounding the urban area of the Borough. As such it should help to provide further protection for the local rural landscape and greenfield which may provide local habitat space. A significant positive effect is expected on SA objective **14 (landscape)** and a minor positive effect is expected on **SA objective 13 (biodiversity)**. Given that the landscape acts importantly as setting for many of the local heritage assets in the Borough this policy option is likely to have a minor positive effect on **SA objective 12 (built environment)**. The policy option may help to make Burnley more attractive for visitors in terms of visual amenity meaning a minor positive effect is expected on **SA objective 2 (the Borough's image)**.

This approach should help to guide development away from greenfield sites and towards brownfield land within the Borough meaning minor positive effects are expected on **SA objective 15 (environmental quality)** and **SA objective 16 (climate change)**. Rural greenfield areas in the Borough which would be protected through this Policy Option are more likely contain areas of high quality agricultural land and also allow for infiltration of surface water thus reducing flood risk.

As the policy option would provide clarity to developers in relation to the type of development which is acceptable within the Green Belt it would discourage almost all housing schemes which might be put forward for these areas. Acceptable development in the Green Belt however may include a small amount of infill development at villages meaning the effect expected on **SA objective 8 (housing)** is mixed.

Given that this policy relates to development within the Green Belt in Burnley the scores for the remaining SA objectives are recorded as negligible.

Q9 k The adopted Local Plan allows infilling in a number of the borough's rural settlements. Do you think that the new Local Plan should have a similar policy?

SA objective	Option 1
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SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	-?
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	-
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?
14. To protect and enhance the Borough's landscape and local character	-?
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	-
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0
Justification	
<p>This policy option would allow for a limited level of development within small gaps of frontage at rural settlements in the Borough. As such it would help to providing housing at these locations and also may help to allow for diversification of rural businesses. Minor positive effects are therefore expected on SA objectives 3 (deprivation) and 9 (housing).</p> <p>Providing additional housing at more rural locations where services and existing sustainable transport links are weaker may mean new residents would have to travel to larger settlements to make use of facilities. As such a minor negative effect is expected on SA objective 6 (sustainable transport) and also on SA objective 16 (climate change).</p> <p>Development at these more rural locations has the potential to negatively impact upon the local landscape and would mostly likely involve the use of greenfield land which may have value as local habitats and may serve as setting for the local built environment. Minor negative effects are recorded for SA objectives 12 (built environment), 13 (biodiversity) and 14 (landscape). Negative impact on the Borough's visual amenity through loss of value landscape or negative impacts on the local historic environment may discourage visitors from travelling to Burnley and as such a minor negative effect is expected on SA objective 2 (the Borough's image).</p>	

Chapter 10: Core Policy and Site Allocations Options for the Built Environment

Q10a How should the Council protect the borough's built heritage assets?

- By refusing permission for any development affecting a Conservation Area where it does not preserve and enhance its character?
- By refusing permission for the demolition of any building in a Conservation Area where this would have an adverse impact on its character or appearance?
- By resisting the loss of any green infrastructure that contributes to the character of a Conservation Area?
- By designating areas where the special control of advertisements will apply?
- By resisting the demolition of any statutory listed building?

- By refusing permission for changes to the appearance of a listed building, or for any new development that that would be detrimental to its appearance or historic interest, or would affect its setting?
- By retaining buildings included on the Local List and encouraging sympathetic change?
- By providing more detailed design guidance for listed buildings, including those on the Local List and for development affecting Conservation Areas?
- By encouraging the retention and reuse of heritage assets as part of development proposals?

Please indicate which of the above you agree with. Are there any other considerations?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?
2. To develop and market the Borough's image	+/-?
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	-?
5. To develop and maintain a healthy labour market	-?
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	-?

Justification

The Policy Option seeks to protect built heritage in Burnley from the potential impacts of development. Minor negative effects may therefore occur in relation to **SA objectives 1 (economic performance), 2 (the Borough's image), 4 (economic inclusion) and 5 (healthy labour market)** given that the policy option would limit the type of development which would be acceptable in Conservation Areas, resist changes to Listed Buildings and the loss of local green infrastructure. This may make some business or commercial development unviable in certain areas of Burnley and businesses could also be affected by the special control of advertisements. However, the potential negative effect on SA objective 2 is expected in combination with a minor positive effect given that this Policy Option would preserve and enhance the quality of the built environment and as such may encourage people to visit the Borough.

Potential minor negative effects have also been recorded for **SA objectives 8 (affordable housing) and 18 (energy efficiency)** as the Policy Option would require all development in a Conservation Area to preserve or enhance that area's character. As such, housing extensions and/or improvements to buildings which may have improved the building's efficiency may become unacceptable in planning terms. However, the negative effect on SA objective 18 is particularly uncertain as appropriate design measures may make alterations to buildings which relate to energy efficiency more appropriate.

As the Policy Option seeks to conserve local heritage assets (with specific conservation for Listed Buildings and Conservation Areas in relation to local character) a significant positive effect is expected on **SA objectives 12 (built environment) and 14 (landscape and local character)**. The Policy Option also resists the loss of green infrastructure which would contribute to the character of a Conservation Area and therefore indirect

SA objective	Option 1
<p>minor positive effects are expected on SA objectives 7 (health and well-being), 10 (social inclusion), 13 (biodiversity and geodiversity) and 16 (climate change) in recognition of the multi-functional benefits of green spaces in terms of habitat creation, providing space for sporting and social activities and allowing for the infiltration of surface water to help manage flood risk.</p> <p>A negligible effect is expected on the remaining SA objectives as the Policy Option is specifically related to the conservation of heritage assets In the Borough.</p>	

Q10b How should the Local Plan protect and conserve locally listed buildings and locally important heritage assets? Should additional planning controls (Article 4 Directions) be established for locally listed buildings to limit the types of changes that could be made to a property without applying for planning permission?

- Option 1: As above.

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	-?
5. To develop and maintain a healthy labour market	-?
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	-?

Justification

The Policy Option seeks to protect locally listed buildings and locally important heritage assets in the Borough through the implementation of additional planning controls (an Article 4 Direction) which would remove certain permitted development rights for locally listed buildings. As such a significant positive effect is expected on **SA objectives 12 (built environment) and 14 (landscape and character)** given that the policy would directly address these issues. A minor positive effect is also expected on **SA objective 2 (the Borough's image)** as the Policy Option would help to maintain or enhance the Borough's built environment by protecting locally listed buildings.

Potential minor negative effects are expected on **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (a healthy labour market)** as the policy may restrict business or industrial related development or improvements from occurring in certain areas. Minor negative effects may also occur on **SA objectives 8 (affordable housing) and 18 (energy efficiency)** given that the Policy Option would remove permitted development rights for locally listed properties and as such make improvements which may be to the benefit of the housing stock (for example extensions and/or alterations to homes to make them more energy efficient including solar panels) harder to implement. The effect on **SA objective 16 (climate change)** is expected to be negligible as it is considered that any reduction in greenhouse gas emissions which might be achieved through the increased energy efficiency of locally listed properties would be minimal when compared to overall number of properties in the Borough. A negligible effect is expected on the remaining SA objectives due to the specific nature of the policy option.

Q10e Should the Local Plan contain an over-arching design policy for the whole borough? If so, do you think it should include the following:

- Materials
- Setting
- Landscaping
- Context/character
- Designing out crime, including lighting, natural surveillance and defensible space
- Open space
- Biodiversity
- Sustainability (energy efficiency, carbon emissions, sustainable drainage etc.)
- Scale of development
- Entrance and exit design
- Access for all
- Circulation areas
- Street furniture
- Traditional construction

Please indicate which of the above you agree with. Are there any other considerations (please state)?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?
2. To develop and market the Borough's image	+/-?
3. To reduce deprivation in urban and rural areas	+/-?
4. To secure economic inclusion	-?
5. To develop and maintain a healthy labour market	-?
6. To reduce the need to travel and increase the use of sustainable transport modes	++/-
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	++
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	++
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	++
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	++
18. To increase energy efficiency	++

Justification

The Policy Option seeks to guide local design standards by setting a number of criteria against which development proposals would be assessed. As such significant positive effects are expected where the SA objective would be directly addressed in the criteria of the Policy Option. This is the case for **SA objectives 9 (crime), 12 (built environment), 13 (biodiversity and geodiversity), 14 (landscape and character), 15 (environmental amenity) and 17 (sustainable management of waste)** through the implementation of sustainable drainage, as well as **SA objective 18 (energy efficiency)**.

SA objective	Option 1
<p>As the Policy option contains a requirement to consider inclusion of open space and landscaping with new development minor positive effects are recorded for SA objectives 7 (health and well-being), 10 (social inclusion) and 16 (climate change) given that these areas may promote more active lifestyles, areas for social interaction and may allow for sustainable drainage onsite which would address one element of climate adaption in the Borough. The consideration of 'access for all' at developments may have added benefit in terms of health and well-being in the Borough given that it would improve access to local buildings for those with disabilities.</p> <p>Minor negative effects have been recorded for SA objective 1, 2, 3, 4, 5 and 8 which relate to the economy, employment opportunities and housing growth in the Borough as the Policy Option could risk slowing local development if it was overly prescriptive in its requirements. The negative effects recorded for SA objective 2 (the Borough's image) and 3 (deprivation in urban areas) are expected in combination with a minor positive effect given that the policies would help to improve the quality of the local built environment and may in that way encourage inward investment.</p>	

Q10 f Do you agree that development in Conservation Areas should meet the requirements of:

- Option 1: Policies in the Conservation Area Management Plans?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

This policy option is quite narrow in its focus given that it addresses development within Conservation Areas and therefore many of the effects expected on the SA objectives are likely to be negligible. As the policy option requires development within Conservation Areas to meet the requirements of the appropriate Conservation Area Management Plan it should help to protect local heritage assets and their setting as well as the overall character of the Borough meaning a significant positive effect is expected on **SA objective 12 (historic environment) and 14 (landscape and local character)**. This local protection and possibly enhancement of local built environment may encourage visitors to come to the Borough and a minor positive effect is expected on **SA objective 2 (the Borough's image)**.

Depending on the requirements of local Conservation Area Management Plans they may be onerous in relation to local individual home owners when addressing required housing extensions. This approach may therefore discourage applications which might otherwise have made older housing stock more liveable and a potential but uncertain minor negative effect is identified in relation to **SA objective 8 (housing)**.

It is expected that any management schemes would successfully address the issue of local incorporation of energy efficient design (solar panels etc.) which might affect the established character of an area. A negligible effect is therefore expected on **SA objective 18 (energy efficiency)**.

Q10 h Should the Local Plan continue to identify the gateways and through routes set out above? Are there any other gateways? Are there any other through routes?

- Option 1: Gateways and through routes should continue to be identified.
- Option 2: Do not identify gateways and through routes through a policy option.

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	+	-
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+	-
7. To improve physical and mental health and reduce health inequalities	+	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	-
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	+	-
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option 1 would mean that gateways and through routes would continue to be identified in the Borough and development within these areas would be required to be of a high design standard making use of appropriate materials and landscaping. This approach is likely to help protect local historic assets, the built environment and established character and therefore a significant positive effect is expected on **SA objective (built environment)**. A minor positive effect is also expected **on SA objective 14 (landscape)**. The approach may encourage visitor's to come to the Borough and therefore a minor positive effect is also expected on **SA objective 2 (the Borough's image)**. The identification of gateways and through routes in Burnley is also expected to encourage access for pedestrians, cyclists and public transport and therefore a minor positive effect is expected in relation to **SA objectives 6 (sustainable transport), 7 (health and well-being) and 16 (climate change)**.

Policy Option 2 would not identify gateways and through routes, as such not requiring high levels of design and accessibility in these areas. This approach would therefore not directly protect these elements in areas which otherwise might have been identified as gateways or through routes. Minor negative effects have therefore been identified for **SA objectives 2 (the Borough's image), 6 (sustainable transport), 12 (built environment) and 14 (landscape)**.

These policy options are relatively narrow in their focus given that they relate mainly to design issues as well as accessibility and therefore negligible effects are identified in relation to many of the SA objectives.

Q10i How should the Council ensure that local distinctiveness is reinforced?

- By providing specific design guidance for sites and localities, avoiding standard solutions to site development.
- In areas with little local distinctiveness, by raising the benchmark quality of design through innovative and high quality design approaches and, where appropriate, the provision of specific development guidelines.
- By insisting on the use of local, traditional materials.

- By protecting important skylines, roofscapes and views.
- By only permitting taller buildings in areas where it can be shown that they will make a positive contribution to local distinctiveness.

Please indicate which of the above you agree with

Are there any other considerations?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?
2. To develop and market the Borough's image	+/-?
3. To reduce deprivation in urban and rural areas	+/-?
4. To secure economic inclusion	-?
5. To develop and maintain a healthy labour market	-?
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option seeks to reinforce local distinctiveness in Burnley through measures such as providing site specific design guidance, restricting taller buildings to appropriate locations and requiring the use of local, traditional materials. The Policy Option also seeks to protect local landscape character. As such significant positive effects are expected on **SA objectives 12 (built environment) and 14 (landscape and character)**.

The requirements of this policy option have the potential to reduce the viability of development proposals and thus slow housing and business/industrial growth in the Borough and therefore potential minor negative effects have been recorded for **SA objectives 1 (economic performance), 2 (the Borough's image), 3 (deprivation in urban areas), 4 (economic inclusion), 5 (a healthy labour market) and 8 (affordable housing)**. The potential negative effects on SA objectives 2 and 3 are combined with minor positive effects, however, as the policy option should help to maintain and enhance the local built environment and aesthetic quality of urban areas and thus may attract inward invest to Burnley. As the policy specifically addresses local distinctiveness negligible effects are expected on the remaining SA objectives.

Q10k How should the Council ensure that development is appropriate for its location and avoids unacceptable risks from pollution and land instability?

- By ensuring that the development of sensitive uses, such as housing and schools, close to potential sources of pollution is not permitted.
- By ensuring that, where contamination is suspected, suitable investigation and assessment are carried out and remediation measures of a suitable standard for the proposed after use are undertaken.
- By requiring the identification of a suitable after use on sites where pollution or land instability is suspected?

- By protecting, enhancing or creating green infrastructure which can help to reduce and mitigate pollution (e.g. trees screening air pollutants and noise or sustainable drainage systems filtering polluted run-off)

Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	++
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option seeks to address issues of pollution and land instability with the goal of limiting the number of sensitive uses which are in close proximity of pollution sources or unstable land. Given that the Policy Option would require appropriate investigation and remediation where contamination is suspected a significant positive effect is expected on **SA objective 15 (environmental quality and amenity)**. The policy option would also require the identification of appropriate uses for land which is polluted or unstable, thereby reinforcing the positive effect on this SA objective.

The Policy Option would protect, enhance and create green infrastructure in the Borough as a way of mitigating pollution, meaning minor positive effects are likely for **SA objective 16 (climate change)**. As an indirect benefit, the provision of green infrastructure in Burnley is expected to give residents areas to pursue more active and social lifestyles and therefore minor positive effects are expected on **SA objectives 7 (health and well-being) and 10 (social inclusion)**. Also of benefit to public health, this Policy Option would direct sensitive development to areas which are less likely to be affected by pollutants.

A minor positive effect is also expected on **SA objective 13 (biodiversity and geodiversity)** given that green infrastructure which would be supported by this Policy Option may form new habitats in the Borough. The Policy Option could have a minor negative effect on **SA objective 8 (housing)** as it could limit the provision of residential development in areas which may be affected by pollutants or unstable land. However, the effect is uncertain given that although the Borough has a significant requirement for housing as established in the Joint Burnley and Pendle SHMA this need can most likely be met without requirement to build in areas which are affected by sources of pollution and/or land instability. Housing developed on unstable land would also not be considered to be high quality. For the remaining SA objectives negligible effects are likely from this Policy Option given that it specifically addresses development within areas which are affected by land instability or sources of pollution.

Chapter 11: Core Policy and Site Allocations Options for Transport and Other Infrastructure

Q11 a Should the adopted Local Plan approach that requires all major development proposals to be accompanied by a Transport Assessment and Travel Plan be included in the new Local Plan? Do you think that other requirements should be identified?

- Option 1: Yes

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	+
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	++

Justification

The Policy Option would seek to encourage sustainable transport use in the Borough by requiring the production of a Transport Statement or Transport Assessment to support large scale developments. Plans which accompany applications for large scale developments should promote the use of sustainable transport options through their design and location. As such significant positive effects are expected on **SA objectives 6 (sustainable transport), 16 (climate change) and 18 (energy efficiency)**. Requiring Transport Statements or Transport Assessments should increase the potential for new development in the Borough to be successfully incorporated into the existing sustainable transport infrastructure in Burnley, thus increasing the potential for its use by new and existing residents. Plans should help to result in transport schemes which give priority to pedestrian and cycle movements while also giving a high level of access to public transport options in Burnley.

The siting of new development in locations which will minimise requirements for travel to services and facilities in the Borough should additionally reduce the consumption of fossil fuels and greenhouse gas emissions. The positive effects expected in relation to climate change and energy efficiency are likely to be reinforced through the incorporation of facilities which allow for charging of low emission vehicles as is likely to be encouraged by this Policy Option.

The reduction in local journeys which are made by private car in Borough may also help to improve local air quality and therefore a minor positive effect is expected on **SA objective 15 (environmental amenity)**.

As the aim of preparing Transport Statements or Transport Assessments is to result in the efficient delivery of goods and services as well as increasingly safe roads particularly in relation to potential conflicts between traffic and cyclists minor positive effects are expected in relation to **SA objectives 9 (crime) and 11 (access)**.

SA objective	Option 1
<p>A minor positive effect is also expected on SA objective 7 (health and well-being) given that the Policy Option is expected to give support to development which would prioritise the use of more active forms of transport (walking and cycling in particular) in the Borough. Given that the Policy Option seeks to allow for the efficient delivery of goods and services in Burnley a minor positive effect is expected on SA objective 1 (economic performance). Negligible effects are expected in relation to the remaining SA objectives which relate to the economy in Burnley (2, 3, 4 and 5). It is expected that any potential for impact on the local economy in terms of transition to lower carbon modes of transport should be minimal and are unlikely to result in impacts upon local employment opportunities.</p>	

Q11 c The adopted Local Plan includes a policy that guides major traffic generating uses to locations that are well served by walking, cycling and public transport. Do you consider that the new Local Plan should include a similar policy? Should similar criteria be included? Are there any other considerations?

- Option 1: Yes, include similar policy

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	++
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	++

Justification

The Policy Option would seek to guide major traffic generating development to locations which are well served by walking, cycling and public transport. As such direct significant positive effects are expected on **SA objectives 6 (sustainable transport), 11 (access), 16 (climate change) and 18 (energy efficiency)**. As the Policy Option would guide development which might increase the traffic levels in the Borough to areas where sustainable transport links exist, it would help to minimise any increase. As such any potential for an increase in local fossil fuel consumption and associated increase in greenhouse gas emissions is also expected to be minimised.

Limiting increases in car use may also help to improve local air quality and therefore a minor positive effect is expected on **SA objective 15 (environmental amenity)**. Siting development at locations which are currently well served by sustainable transport links may not only help to alleviate any potential for increase traffic pressures in Burnley but may also encourage more active lifestyles among local residents and therefore a minor positive effect is expected on **SA objective 7 (health and well-being)**. Minor positive effects are also expected on **SA objectives 1 (economic performance), 2 (the Borough's image), 4 (economic inclusion) and 5 (healthy labour market)** given that the Policy option would help to alleviate congestion in the Borough. This approach should help to ensure that transport routes remain accessible for local businesses. As the Policy Option relates to traffic generation in the Borough a negligible effect is expected on the remaining SA objectives.

Q11 d The adopted Local Plan includes a policy which states that the Council will improve the safety, convenience and attractiveness of footpaths within the urban area. Do you think that the new Local Plan should contain a similar policy?

- Option 1: Yes, include similar policy

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	+
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	++
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	++

Justification

The Policy Option would seek to improve the safety, convenience and attractiveness of footpaths in the urban areas of the Borough. The overall aim of the Policy Option is contribute to the use of footpaths in the Burnley thereby increasing levels of access to local services and facilities. As such significant positive effects are expected on **SA objective 6 (sustainable transport) and 11 (access)**. Significant positive effects are also expected on **SA objectives 16 (climate change) and 18 (energy efficiency)** as the Policy Option may encourage residents in the Borough to make journeys on foot in place of car, thus reducing the associated fossil fuel use and greenhouse gas emissions.

The increased provision for walking in the Borough as supported by this Policy Option is expected to have a minor positive effect on **SA objective 7 (health and well-being)** given that this approach may encourage more active lifestyles among residents. This increase in walking may help to promote modal shift away from car use, to the benefit of local air quality and therefore a minor positive effect is expected on **SA objective 15 (environmental amenity)**. The Policy Option also provides for increased safety on walking routes in Burnley and therefore a minor positive effect is expected on **SA objective 9 (crime)** given that improvements such the provision of appropriate lighting may help to reduce accidents on these routes as well as making incidents of crime less likely.

The Policy Option allows for consideration of the attractive of routes in the Borough which may include aesthetic improvements and therefore could help to protect local character. As such a minor positive effect is also recorded for **SA objective 14 (landscape)**. A minor positive effect is expected in relation to **SA objective 4 (economic inclusion)** given that it may result in the employees in the Borough being provided with increased levels of access to employment sites in the Borough via safe and convenient walking routes. A negligible effect is expected on the remaining SA objectives.

Q11 e The Burnley Green Infrastructure Strategy has identified new and/or improved walking, cycling and bridleway routes. Do you think that this network should be identified as a strategic network of routes within the Local Plan?

- Option 1: Yes

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and	+

SA objective	Option 1
sub-regional economic performance	
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	+
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	++
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	++
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	++

Justification

The Policy Option would identify walking, cycling and bridleway routes in the Borough as a strategic network of routes. This could provide important links to shopping areas, town centres, schools and other community facilities and areas that are in need of regeneration which are safe convenient and attractive, particularly for people without cars. As the Policy Option directly addresses access in the Borough by more sustainable modes of transport significant positive effects are expected on **SA objectives 6 (sustainable transport) and 11 (access)**. Significant positive effects are also likely on **SA objectives 16 (climate change) and 18 (energy efficiency)** given that improved walking and cycle links will help to reduce local greenhouse gas emissions. The Policy Option is likely to help reduce the number of private car journeys which are made in the Borough and as such a minor positive effect is likely on **SA objective 15 (environmental amenity)** considering the effect that improving walking and cycle links is likely to have on local road safety and congestion.

A minor positive effect is also likely on **SA objective 7 (health and well-being)** as residents may be encouraged to partake of healthier lifestyles given the improvement of local walking, cycling and bridleway routes which are to be supported by this Policy Option. As the Policy Option addresses the provision of strategic sustainable transport routes which it is assumed would include links to town centre and shopping locations as well as schools and other community facilities within Burnley there are likely to be positive effects on **SA objectives 1 (economic performance), 2 (the Borough's image), 3 (deprivation), 4 (economic inclusion), 5 (a healthy labour market) and 10 (social inclusion)**. The provision of these improved links is likely to encourage increased numbers of and repeat visits to retail areas of the Borough as well as to locations where office provision and community facilities are likely to be located. This should help to improve the vitality and viability of local town centres and encourage spending in the Borough which would encourage local economic growth. Increasing the accessibility of areas which are in need of regeneration for a greater number of people in the Borough is likely to encourage local investment in these areas. In addition improving access to schools and other community facilities is likely to encourage local residents to partake of training opportunities and other forms of community interaction to the benefit of the workforce in Burnley.

Q11 g How should the Council meet the Government's requirement to protect playing pitches?

- Option 1: By continuing the adopted Local Plan policy of allowing their redevelopment if a number of criteria are met?
- Option 2: By safeguarding pitches and areas for new provision in accordance with the findings of the Council's Playing Pitch Strategy?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	

SA objective	Option 1	Option 2
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	+/-	++
8. To improve access to a range of good quality, resource efficient and affordable housing	+?	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	+/-	+
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	
16. To mitigate and adapt to climate change	+/-	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

These policy options relate to the protection of playing pitches in the Borough. As such their narrow focus means that many negligible effects are expected in relation to the SA objectives. The Council has produced a Playing Pitch Strategy which highlights deficiencies in the local area in relation to this type of provision. Through this it will be possible to protect existing and provide new playing pitches which might encourage local people to make healthier lifestyle choices and a significant positive effect is expected on **SA objective 7 (health and well-being)** for Policy Option 2. The appropriate and tailored protection of these types of open green spaces in Burnley is expected to provide residents with areas in which community activities may take place and would also allow for surface water infiltration meaning minor positive effects are identified on **SA objectives 10 (social inclusion)** and **16 (climate change)**.

Policy Option 1 would allow for redevelopment of playing pitches where certain criteria are met. As such a limited amount of protection for these areas would be provided through this option meaning that minor positive effects are expected in relation to **SA objectives 7 (health and well-being), 10 (social inclusion)** and **16 (climate change)**. Minor negative effects are, however, also expected on these SA objectives for this option given that this approach may result in the loss of local playing pitches. A minor positive effect is expected on **SA objective 8 (housing)** as Policy Option 2 may allow for more flexibility in terms of providing replacement playing pitches in the Borough (in terms of location etc.) and may therefore free up sites for additional housing in Burnley. Although both policy options would affect open space provision in the Borough it is anticipated that the protection or loss of playing pitches locally would have a negligible effect on **biodiversity (SA objective 13)** and the local **landscape (SA objective 14)**.

Q11 h The adopted Local Plan contains a policy which protects existing public parks, informal recreation areas, major open areas, play areas and other areas of open space. Should this continue to be a policy within the new Local Plan?

- Option 1: Yes, continue to include policy

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+

SA objective	Option 1
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	++
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would seek to protect existing public parks, informal recreation areas, major open areas, play areas and other areas of open space in Burnley. The Green Spaces Strategy has indicated that the Borough provides access to open spaces with regards to most uses (i.e. parks, provision for children and young people, amenity green space and semi-natural green space). The maintenance of these areas will continue to provide local residents with spaces to congregate and partake of social activities and therefore a significant positive effect is expected on **SA objective 10 (social inclusion)**. These areas will also provide residents with open spaces which may encourage more active lifestyles leading to a minor positive effect on **SA objective 7 (health and well-being)**.

The protection of existing green spaces in the Borough is likely to have positive effects on **SA objectives 13 (biodiversity and geodiversity), 14 (landscape) and 16 (climate change)** given that these areas may provide habitat, improve the setting of new development which might otherwise adversely affect important local landscapes and may provide areas which allow for infiltration of surface water and therefore reduce local flood risk. A minor positive effect is also expected on **SA objective 12 (built environment)** considering that open spaces in the Borough may currently act as the setting for various local heritage assets (e.g. Conservation Areas and Listed Buildings) and the protection of this setting is important in terms of preserving the significance of identified heritage assets. The positive effect expected in relation to landscape and the overall protection offered for local visual amenity through this Policy Option may help to attract visitors to the areas and therefore a minor positive effect is also expected on **SA objective 2 (the Borough's image)**.

The effects on the remaining SA objectives are likely to be negligible given that the Policy Option relates specifically to the protection of open space in the Borough.

Q11i The adopted Local Plan contains a policy which protects allotments and community gardens from development. Should this continue to be a policy within the new Local Plan?

- Option 1: Yes, continue to include policy

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	++
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+

SA objective	Option 1
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would seek to protect existing allotments and community gardens from development. Allotments and community gardens have been identified as being extremely important in terms of recreation in the Borough. In addition the Council's Allotment Review has identified a need for additional allotments in Burnley. Maintenance of this type of provision will continue to provide local residents with spaces to congregate and partake of social activities and therefore a significant positive effect is expected on **SA objective 10 (social inclusion)**. These spaces will also provide residents with open spaces which may encourage more active lifestyles leading to a minor positive effect on **SA objective 7 (health and well-being)**.

The protection of allotments and community gardens in the Borough is likely to have positive effects on **SA objectives 13 (biodiversity and geodiversity)**, and **16 (climate change)** given that these areas may provide connectivity between important local habitats and may provide areas which allow for infiltration of surface water and therefore reduce local flood risk.

Although the area covered by allotments and community gardens is expected to be of a significantly smaller scale and more formalised than semi natural open spaces in the Borough the protection of these areas is likely to be to the benefit of the local **landscape** and a minor positive effect is expected on **SA objective 14**. These areas may also improve the setting of built development including historic features; therefore a minor positive effect is also expected on **SA objective 12 (built environment and cultural heritage)**. The protection of green spaces in the Borough may help to maintain **the Borough's image (SA objective 2)** in terms of the character of urban areas which may potentially increase the number of visitors to the area. The effects on the remaining SA objectives are likely to be negligible given that the Policy Option relates specifically to the protection of allotments and community gardens in the Borough.

Q11 j Should the Local Plan identify specific sites for allotment/community garden expansion (Option 1) or allow the market to bring sites forward (Option 2)?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	+	+?
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	+	+?
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	++	++?
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	+?
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	+?
14. To protect and enhance the Borough's landscape and local character	+	+?
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+	+?
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

SA objective	Option 1	Option 2
<p>These policy options would seek to provide allotment and community gardens through either specific allocation of sites or by allowing the market to put forward suitable sites for this type of facility. The provision of this type of high quality open space can help to contribute to health and well-being of residents as per the guidance of the NPPF. The Council's Allotment Review has also identified that there is a need to increased local provision of this type in Burnley. As such both policy options are expected to have a minor positive effect on SA objective 7 (health and well-being) given that they would allow for areas where residents could partake of recreation activities. These areas are also very popular with local residents and would provide areas which allow for improved social interactions and as such a significant positive effect is expected for both options in relation to SA objective 10 (social interaction).</p> <p>Provision of additional allotments and community gardens in Burnley are likely to act positively on local character in terms of the built environment as well as landscape and therefore minor positive effects are identified in relation to SA objectives 12 (built environment) and 14 (landscape) for both options. The potential for both policy options to improve the local built environment means a minor positive effect is expected on SA objective 2 (the Borough's image) given that the potential benefit to local visual amenity may help to attract visitors to Burnley.</p> <p>Both policy options would allow for allotments and community gardens in the Borough and this is likely to have positive effects on SA objectives 13 (biodiversity and geodiversity), and 16 (climate change) given that these areas may provide areas which allow for infiltration of surface water and therefore reduce local flood risk. These areas would also help to provide connectivity between important local habitats.</p> <p>All likely positive effects for Policy Option 2 are uncertain given that any provision of allotments or community gardens locally would be dependent on local market forces which may vary over the plan period.</p> <p>Both policy options are expected to have a negligible effect on the rest of the SA objectives given that they relate specifically to way in which allotment and community garden provision is to be made in the Borough.</p>		

Q11 k Do you agree with the following approach to the provision of new social infrastructure:

- Wherever possible, facilities should be located in or close to a town, district or local centre, or in a village
- Accessibility by walking, cycling and public transport is an important consideration
- Opportunities for the co-location of services should be explored
- Facilities should be located where there are no adverse impacts on residential amenity or road safety, or where this can be mitigated
- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	+
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	+
10. To increase social inclusion	++
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0

SA objective	Option 1
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	+

Justification

The Policy Option would support the provision of social infrastructure in easily accessible locations in Burnley. As such significant positive effects are expected on **SA objective 10 (social inclusion)** given that it may result in the development of accessible community facilities for social interaction.

It is considered likely that the provision of social infrastructure may include healthcare facilities and also schools and therefore minor positive effects are expected on **SA objectives 5 (healthy labour market) and 7 (health and well-being)** given that these types of provision should help to improve the number of local residents partaking of healthier lifestyle choices and should also improve educational attainment and skills development.

A minor positive effect is also expected on **SA objective 3 (deprivation in urban areas)** given that the infrastructure provided through this Policy Option may help to contribute to improvements in social conditions particularly towards town, district or village centres in Burnley. The Policy Option promotes the incorporation of new social infrastructure at locations which contain other related services and ensures that they will be accessible by walking, cycling and public transport options which will not have adverse impacts on residential amenity or road safety. As such minor positive effects are expected on **SA objectives 6 (sustainable transport), 11 (access) and 16 (climate change)**. Minor positive effects are also expected on **SA objectives 9 (crime and disorder) and 18 (energy efficiency)** given that the Policy Option may also help to reduce the potential for traffic accidents and also reduce the consumption of fossil fuels associated with car use.

The Policy Option also promotes the co-location of services which would potentially involve mixed use development and could result in higher density development thus making more efficient use of land which may have previously been developed; therefore a minor positive effect is also scored for **SA objective 14 (landscape)**. As the Policy Option relates to the provision of social infrastructure in areas which will be most accessible in the Borough a negligible effect is expected on the remaining SA objectives.

Q11 I Do you agree that the loss of community facilities and local services should be resisted unless:

- Alternative comparable, or improved provision is proposed
- It can be demonstrated that there is no longer a need for the facility

Do you think that there are other considerations?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	+
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	++
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological	0

SA objective	Option 1
assets	
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would support the protection of community facilities and local services in Burnley unless the provision in question would be suitably replaced or if it can be demonstrated that it is no longer required. As such a significant positive effect is expected **on SA objective 10 (social inclusion)** given that the policy would help to protect services and facilities and potentially would provide new services and facilities which may help to reduce social exclusion in the Borough. A significant positive effect is also expected on **SA objective 11 (access to services)** given that access to essential services in the Borough would be maintained unless it can be shown that new services will be provide or that the service in question is not required.

Minor positive effect are expected on **SA objectives 2 (the Borough's image) and 3 (deprivation in urban areas)** given that the policy would support the retention of services and facilities in the Borough which may make Burnley more attractive to live in and may help to reduce social deprivation. The Policy Option seeks to protect schools and healthcare facilities and therefore a minor positive effect is also expected on **SA objectives 5 (a healthy labour market) and 7 (health and well-being)**. As the Policy Option relates specifically to the protection of services and facilities in the Borough a negligible effect is expected on the remaining SA objectives.

Q11o Do you think the Community Infrastructure Levy (CIL) should require the following (criteria listed on I&O document) from developments:

- Option 1: Yes
- Option 2: No

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++/-	+/-
2. To develop and market the Borough's image	+	-?
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	+	-?
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	-?
7. To improve physical and mental health and reduce health inequalities	+	-?
8. To improve access to a range of good quality, resource efficient and affordable housing	-?	+
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	+	-?
11. To improve access to services, amenities and jobs for all groups	+	-?
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	-?
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	-?
14. To protect and enhance the Borough's landscape and local character	+	-?
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	+/-	-?
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

These policy options address the requirement for CIL to fund infrastructure to support new development locally. Given the importance of the provision of new infrastructure (particularly transport and

SA objective	Option 1	Option 2
communications) to support economic growth a significant positive effect is expected for Policy Option 1 in relation to SA objective 1 (economic performance) . This positive effect is combined with a minor negative effect, however, considering that the requirement to allow for CIL when proposing a new development may impact upon scheme profitability and may therefore limit the number of new schemes coming forward in Burnley. A similar minor negative effect is expected on SA objective 8 (housing) when considering that CIL has the potential to impact upon profitability and potentially also the viability of new housing schemes.		
Policy Option 1 would require CIL payments by developers which might be used to provide for social infrastructure, open space, biodiversity mitigation, public realm and public transport improvements amongst other schemes. Therefore minor positive effects have been identified in relation SA objectives 2 (the Borough's image), 5 (labour market), 6 (sustainable transport), 7 (health), 10 (social inclusion), 11 (access), 12 (built environment), 13 (biodiversity), 14 (landscape) and 16 (climate change) . The positive effects for SA objectives 6 and 16 are likely to be combined with a minor negative overall, given that the policy option could also result in improvements to the highway network which may encourage local people to make increased numbers of journeys by private car.		
Conversely, Policy Option 2 would not require that these contributions be obtained through the CIL and it is expected that infrastructure required to support new development in the Borough would not be adequately supported to the detriment of many elements of the local environment. Minor negative effects are expected on SA objectives 2 (the Borough's image), 5 (labour market), 6 (sustainable transport), 7 (health), 10 (social inclusion), 11 (access), 12 (built environment), 13 (biodiversity), 14 (landscape) and 16 (climate change) . The provision of new development without funding for infrastructure may in particular lead to the overwhelming of existing facilities and services (for example local social infrastructure and road networks) but the potential for mitigation means the effects are uncertain. As this second approach may increase the profitability of housing schemes in the Borough a minor positive effect is expected in relation to SA objective 8 (housing) . Developers would be more likely to propose housing schemes in the Borough if the viability of these schemes were more certain. The minor positive effect is however uncertain given that new housing schemes would ultimately depend upon the decisions of home builders in Burnley.		

Chapter 12: Development Management Policies

Q12 a How should the Local Plan ensure new housing is of the highest design standard?

- Option 1: Using a design code to set out design principles for new developments to cover local context, character, amenity, scale, height, materials, sustainability
- Option 2: Use a criteria-based policy similar to that in the adopted Local Plan

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	+
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	++/--?	++/--?
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	+	+
15. To protect and improve environmental quality and amenity	++	++

SA objective	Option 1	Option 2
16. To mitigate and adapt to climate change	0	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	+?	0

Justification

Both Policy Options would address new housing in the Borough in terms of achieving higher standards of design for this provision. As Policy Option 1 would make use of a design code to guide the design of local housing it is expected to be more prescriptive than Policy Option 2 which would rely on a criteria based policy to guide the design of local housing. As such Policy Option 1 is expected to have significant positive effects on SA **objectives 8 (housing), 12 (built environment) and 15 (amenity)** as these issues could be addressed specifically through any design code which might be agreed. The positive effect expected on SA objective 8 is likely to be combined with a significant negative effect as this prescriptive approach may impact on the viability of local housing schemes which may slow development. The potential restrictiveness of this approach may particularly impact upon local people with more limited resources who wish to proceed with smaller extensions or alterations. Similar positive effects are likely for Policy Option 2 on these SA objectives. The positive effect for SA objectives 8 is only expected to be combined with a minor negative effect however given that this option provides a criteria based approach and is likely to be less restrictive in terms of allowing for new homes and the alteration of existing homes within the Borough.

Minor positive effects are expected for both Policy Options in relation to **SA objective 14 (landscape and local character)**. Although each approach would address the built environment more specifically, requiring improved design of housing locally should help to protect locally important landscapes. Policy Option 2 requires as part of its criteria for the design of new local housing in the Borough that safe and convenient pedestrian access is provided meaning that residents could be encouraged to make more journeys by sustainable modes of transport and minor positive effects are expected on **SA objectives 6 (sustainable transport) and 16 (climate change)**. Policy Option 1 seeks to address sustainability through design and as such a minor positive effect is given in relation to **SA objective 18 (energy efficiency)** given that this may encourage the use of more energy efficient materials.

Given that the Policy Options are focussed on the design of housing in the Borough negligible effects are expected on many of the SA objectives. Although the policy addresses the design of new development in the Borough it is specifically focused on housing and therefore negligible effects are likely on SA objectives which address local economic development.

Q12b How should the Local Plan make the most efficient use of housing land in the borough?

- Option 1: Set out local density standards within broad density ranges for different types of area?
- Option 2: Ensure, on a site by site basis, that development achieves the optimum level of density appropriate to the site's location, context, infrastructure and public transport accessibility?
- Option 3: Set out densities for each allocated site and a series of criteria against which to assess unallocated sites along the lines of the housing density policy in the adopted Local Plan?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0
2. To develop and market the Borough's image	0	0	0
3. To reduce deprivation in urban and rural areas	0	0	0
4. To secure economic inclusion	0	0	0
5. To develop and maintain a healthy labour market	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	+	0
7. To improve physical and mental health and reduce health inequalities	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+/-	+	+

SA objective	Option 1	Option 2	Option 3
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	0
11. To improve access to services, amenities and jobs for all groups	+	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+/-	+	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0
14. To protect and enhance the Borough's landscape and local character	+	++	++
15. To protect and improve environmental quality and amenity	+/-	+	+
16. To mitigate and adapt to climate change	+	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	+	+	+

Justification

All three Policy Options would seek to encourage appropriate densities of housing development in the Borough and therefore positive effects are expected on **SA objective 14 (landscape)** as these Options would result in the conservation of greenfield land locally. The positive effects for Policy Options 2 and 3 are likely to be significant given that the approach of these options would be more location-specific allowing for flexibility in terms of the density permitted. This would make it more likely that individual sites are designed and laid out in a way which would limit impacts on local landscape character. The positive effect expected in relation to Policy Option 1 is likely to be minor given that it would result in a slightly more inflexible approach which would not consider the specifics of each site's location in terms of density and the effect this density of development may have on local landscape character.

A minor positive effects is expected for Policy Option 2 in relation to **SA objective 6 (sustainable transport)** given that although this approach would not seek to provide new sustainable transport infrastructure in the area it would seek to achieve optimum levels of density in terms of public transport accessibility. This option is likely to result in development densities which would enable more people to use sustainable modes of transport.

Indirect positive effects are expected for all three Policy Options considered in relation to **SA objectives 11 (access), 16 (climate change) and 18 (energy efficiency)** given that all approaches would likely result in more development being located in close proximity to existing services and an overall reduction in journeys by private car and associated greenhouse gas emissions in the Borough.

Mixed effects are expected in relation to **SA objectives 8 (housing), 12 (heritage assets) and 15 (environmental amenity)** for Policy Option 1 given that it would involve taking a general approach to housing density in the Borough meaning that some housing would be provided at optimum localised density levels and others would be provided at levels which would be too high causing negative impacts on the quality of dwellings provided, the setting of local heritage assets and environmental amenity concerns such as issues of overshadowing for example. Given that Policy Options 2 and 3 would take a more specific approach to density using a criteria-based approach and assessing individual sites the level of density is likely to be of a level which would not negatively impact upon these objectives. Conversely providing housing at suitable density levels should improve the resource efficiency of dwellings in the Borough, help to protect local heritage assets in terms of new development's scale and height and help prevent environmental amenity issues which may result when overcrowding occurs as a result of housing which is provided at excessively high levels.

HQ12c How should the Local Plan ensure that the open space needs of new development are adequately met?

- Option 1: Use a criteria-based policy along the lines of that set out in the adopted Local Plan to negotiate for the provision of appropriate open space or a contribution to open space improvements on a site by site basis.

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0

SA objective	Option 1
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	++
8. To improve access to a range of good quality, resource efficient and affordable housing	0?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	++
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

This policy option would require that open space needs in the Borough which result from new local development are met by developers through appropriate provision or contributions towards provision. As such this approach would result in the provision of areas which could be used for recreation and social interaction between residents in Burnley meaning significant positive effects are likely on **SA objectives 7 (health and well-being)** and **10 (social interaction)**.

Requiring developers to contribute towards open space provision in the borough is likely to be of benefit to local visual amenity and character and as such minor positive effects are expected on **SA objective 12 (built environment)**. Requiring this type of provision of part of a new development may help to mitigate potential for impacts on local landscapes meaning a minor positive effect on **SA objective 14 (landscape)**. Protection of local character and landscape in Burnley is likely to increase the attractiveness of the Borough to potential visitors meaning a minor positive score is also recorded for **SA objective 2 (the Borough's image)**.

As this policy option would provide open space areas at new developments in Burnley and would therefore potentially provide connection between local habitats and also allow for infiltration of water thus reducing local flood risk minor positive effects have been identified for **SA objectives 13 (biodiversity)** and **16 (climate change)**.

The policy option places requirements on local developers in terms of open space provision or financial contributions towards this end. The current Local Plan policy (H7) on which this option is based does not address impact on viability in relation to these required provisions meaning there is potential for impact on local housing scheme profitability if this approach is adopted. As such although it is likely that this provision could be absorbed into residential schemes in Burnley without affecting profitability, a negligible but uncertain effect is expected on **SA objective 8 (housing)**.

As the policy option relates to the provision of open space at new development in Burnley a negligible effect is expected on the remaining SA objectives.

Q12 d How should the Local Plan ensure that conversions, amalgamations and extensions do not have an adverse impact on neighbouring uses?

- Option 1: Adopt a general policy relating to all proposals for conversion, amalgamation and extension?
- Option 2: Use a criteria-based policy that is specific to the conversion, amalgamation and extension of existing dwellings?
- Option 3: Retain 2 separate policies as set out in the adopted Local Plan i.e. Housing for Large Families and Extensions and Conversions of Existing Single Dwellings?
- Option 4: Develop more detailed design guidance setting out standards?

SA objective	Option 1	Option 2	Option 3	Option 4
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0	0
2. To develop and market the Borough's image	0	0	0	0
3. To reduce deprivation in urban and rural areas	0	0	0	0
4. To secure economic inclusion	0	0	0	0
5. To develop and maintain a healthy labour market	0	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0	0	0
7. To improve physical and mental health and reduce health inequalities	0	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	+	+/-?	+	++/-?
9. To reduce crime, disorder and the fear of crime	0	0	0	0
10. To increase social inclusion	0	0	0	0
11. To improve access to services, amenities and jobs for all groups	0	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0	+?
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0	+?
15. To protect and improve environmental quality and amenity	+	++	++	++
16. To mitigate and adapt to climate change	0	0	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0	0
18. To increase energy efficiency	0	0	0	0

Justification

Each Policy Option seeks to specifically address the provision of suitable housing to meet local needs through appropriate conversions and extensions while maintaining local amenity in terms of neighbouring uses. As such each Policy Option is expected to have the most notable effects on **SA objectives 8 (housing) and 15 (amenity)**. Minor positive effects are expected on **SA objective 8 (housing)** for Policy Options 1, 2 and 3. Allowing for a general approach, using a criteria based approach or allowing for two separate policies which address single dwellings and family dwellings individually is likely to improve the quality of this type of residential development in the Borough. Adopting a criteria based approach under Policy Option 2 may be overly onerous and therefore may discourage this type of development in Burnley particularly given that it is more likely to be undertaken by smaller developers. However, conversions and extensions make an important contribution to housing locally and therefore an uncertain minor negative effect is expected in combination with the minor positive recorded for Policy Option 2.

Policy Option 4 would set specific design guidance in relation to conversions and extensions in Burnley. As such it would ensure a high quality of this type of development would be achieved meaning a significant positive effect is expected on **SA objective 8 (housing)**. Requiring developers to meet a specific design guide may be overly onerous, however, and as such may result in a reduction in the level of this type of residential development in the Borough. The significant positive effect is therefore combined with an uncertain minor negative effect.

All four Policy Options are likely to protect local environmental quality and amenity particularly in relation to potential for overshadowing and right to light as well as impacts on local parking. Given that Policy Option 1 would provide a more general approach for all types of extension or conversions the positive effect is expected to be minor. The more specific approach which would be allowed for through Policy Options 2, 3 and 4 are expected to result in significant positive effects on **SA objective 15 (environmental quality and amenity)**.

Allowing for the development more detailed design guidance in relation to standards by which local extensions

SA objective	Option 1	Option 2	Option 3	Option 4
<p>and conversions should be performed may help to protect local character as well as mitigate detrimental impacts on sensitive local landscapes. As such minor positive effects are expected on SA objectives 12 (built environment) and 13 (landscape) for Policy Option 4. As the specific requirements of any design guidance which might be agreed upon have not yet been detailed these positive effects are uncertain.</p> <p>All of these Policy Options relate specifically to conversions and extensions in the Borough and how adverse impact on existing local uses might be minimized and as such a negligible effect is expected on the remaining SA objectives.</p>				

Q 12 e Should the Local Plan include a policy to resist inappropriate development on garden sites?

- Option 1: Yes

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would support the protection of garden sites in the Borough from inappropriate development. As such a significant positive effect is expected on **SA objectives 12, (built environment), 13 (biodiversity and geodiversity) and 14 (landscape)**. It is recognised that gardens can play important roles within urban and more densely developed locations in terms of linking important existing habitats as well as a more aesthetic role of helping to enhance the built environment and local character. This positive effect on the built environment may have a knock on effect of improving the Borough's image in terms of maintaining the quality of the established built environment in Burnley and therefore a minor positive effect is also expected on **SA objective 2 (the Borough's image)**.

Maintaining garden areas in Burnley would ensure the ongoing availability of outdoor space which can be used for active outdoor recreation, there by encouraging people to lead healthier lifestyles and may also allow for the safe infiltration of surface water to the benefit of reduced local flood risk. As such minor positive effects are also recorded for **SA objectives 7 (health and well-being) and 16 (climate change)**.

Given that this approach may curb residential development in garden areas in the Borough which may otherwise have provided accommodation a minor negative effect is expected on **SA objective 8 (housing)**. The negative effect is uncertain, however, as the Policy Option seeks to address inappropriate development within gardens – while it is unclear how inappropriate development will be defined, inappropriate housing may not have contributed to the achievement of SA objective 8 as it may not be considered high quality housing.

Q12 f How should the Local Plan manage the growth of small businesses?

- Option 1: Designate specific sites for small businesses and specify an appropriate mix or size of business floorspace?
- Option 2: Encourage live-work units in suitable locations?
- Option 3: Allow small-scale business use in residential areas where there would be no detrimental impact?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	+	+
2. To develop and market the Borough's image	0	0	0
3. To reduce deprivation in urban and rural areas	0	0	0
4. To secure economic inclusion	0	+	+
5. To develop and maintain a healthy labour market	+	+	+
6. To reduce the need to travel and increase the use of sustainable transport modes	0	+	+
7. To improve physical and mental health and reduce health inequalities	0	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	+	0
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	0
11. To improve access to services, amenities and jobs for all groups	0	+	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0	0
14. To protect and enhance the Borough's landscape and local character	0	0	0
15. To protect and improve environmental quality and amenity	0	-?	0
16. To mitigate and adapt to climate change	0	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

All three Policy Options would seek to encourage local small business growth and as such positive effects have been identified for these options for **SA objective 1 (economic performance)**. Given that Policy Option 1 would designate specific sites for this type of use it may encourage this type of development in the Borough by providing investors with confidence of gaining required planning permissions a significant positive effect is expected on this SA objective. Similarly positive effects are expected on **SA objective 5 (labour market)** as each approach would help to encourage the establishment of smaller businesses in Burnley and as such would help to contribute to the provision of a broad range of jobs and employment opportunities.

Policy Option 2 and 3 would be expected to have similar minor positive effects on **SA objectives 4 (economic inclusion)** and **11 (access to services, amenities and jobs)** given that they would result in the provision of places of employment within close proximity to residential properties. The provision of these types of uses in close proximity to each other is likely to result in a beneficial influence on local contribution to greenhouse gas emissions through reducing the need to travel and therefore minor positive effects have been identified in relation to **SA objective 6** and **16 (climate change)** for Policy Options 2 and 3.

Policy Option 2 would result in the provision of live-work units in the Borough. The provision of this type of development would help contribute to local housing stock in Burnley and therefore a minor positive effect is expected in relation to **SA objective 8 (housing)**. The provision of this type of development is expected to have an impact in terms of amenity (for example through excess noise, or parking and traffic issues) on the surrounding residential properties or potentially the residential portion of the new development if it was provided in an employment area. As such a minor negative effect is expected on **SA objective 15 (amenity)**. The negative effects are however uncertain as it may be possible to mitigate detrimental impacts on local amenity through appropriate design and the planning process.

All three Policy Options are not expected to affect the remaining SA objectives.

Q12 g How should the Local Plan plan positively for the provision of local shops:

- Option 1: By including a criteria-based policy, similar to that in the adopted Local Plan, that supports their provision subject to certain criteria being met?
- Option 2: By including a policy that resists proposals that would result in the loss of a local shop?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	+	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++	+
7. To improve physical and mental health and reduce health inequalities	+	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	++	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	+	0
16. To mitigate and adapt to climate change	+	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option 1 would adopt a criteria based approach to the provision of local shops in Burnley. As such local shops should only be provided when they are appropriate in terms of their size. This would help to reduce any negative impact on town centres in the Borough and therefore a minor positive effect is expected on SA **objective 3 (deprivation in urban areas)**. The criteria associated with Option 1 also address the protection of local **amenity** and as such a minor positive effect is also likely on **SA objective 15**. These criteria would also require that local shops are accessible by public and active modes of transport meaning a minor positive effect is likely on **SA objective 7 (health and well-being)**.

Policy Options 1 and 2 are both expected to have positive effects on **SA objectives 6 (transport), 11 (access to amenities) and 16 (climate change)**. The positive effects are expected to be significant for Policy Option 1 in relation to SA objectives 6 and 11 given that this approach would allow for the appropriate provision of new local shops and not merely protect existing ones. Providing new local shops in areas which are accessible by sustainable modes of transport is expected to allow for decreased levels of local travel while also providing improved access to local services and amenities which the added effects of reducing the Borough's contribution to climate change.

Given the focussed nature of these policy options on protection or provision of local shops in Burnley the remaining SA objectives are not likely to be affected.

Q12 h How should the Local Plan balance the benefits of food and drink uses such as restaurants, bars and pubs and hot food take-aways with some of the challenges that they present?

- By applying threshold limits to manage the clustering of these uses in the borough?
- By controlling the number of hot food take-aways by limiting their concentration and proximity to particular places such as schools, youth facilities, parks, dwellings?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++/-
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	+/-
4. To secure economic inclusion	-
5. To develop and maintain a healthy labour market	+/-
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	++
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would address the issue of the development of restaurants, bars and pubs and hot food take-aways in Burnley. It would limit the clustering of these types of uses and would also prevent their development in close proximity to various identified institutions and development types. As such the majority of impacts recorded are expected in relation to SA objectives which address the local economy.

The Policy Option may result in a significant positive effect on **SA objective 1 (economic performance)** given that it would limit the number of food and drink establishments in a given area. This approach would prevent an over concentration of these uses which may help to prevent parts of the Borough becoming quiet and unused areas during daytime, to the benefit of town centre viability.. Given that the Policy Option may, however, limit the formation of new businesses in the area the significant positive effect is expected in combination with a minor negative effect. This negative impact on local business formation is also expected to have a minor negative effect on **SA objective 4 (economic inclusion)**.

A positive effect is expected on **SA objective 7 (health and well-being)** given that the Policy Option would control the number of hot food take-aways in close proximity to institutions such as schools. Considering the potential detrimental impact the consumption of the type of food provided by these establishments can have on the health of young people the positive effect is likely to be significant. A minor positive effect is expected on **SA objective 2 (the Borough's image)** as the Policy Option may help to improve the vitality and viability of town centres in the Borough.

The effects on **SA objectives 3 (reducing deprivation) and 5 (a healthy labour market)** are likely to be mixed given that the approach of this Policy Option could potentially limit local business formation in certain areas thus potentially limiting local economic growth and employment opportunities. This negative effect is expected in combination with a minor positive effect, however, considering that the approach may help to prevent the formation of quiet and underused town centre areas during daytime hours and boost town centre viability with the associated employment and economic benefits. Given that this Policy Option would mainly affect the economic SA objectives a negligible effect is expected on many of the other SA objectives considered.

Q12 i How should the Local Plan promote rural diversification and economic growth in the rural area?

- Option 1: By continuing the adopted Local Plan policy of allowing employment use subject to a number of criteria being met?

- Option 2: By allowing greater flexibility in terms of other uses, such as residential?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	+?
2. To develop and market the Borough's image	+	+
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	+	+?
5. To develop and maintain a healthy labour market	+	+?
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	+
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	?	?
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	?	?
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Policy Option 1 would continue the approach to agricultural diversification that was set out in the Burnley Local Plan 2006 in Policy EW11. As such, the conversion of agricultural buildings to other employment uses (such as equestrian centres which have gained popularity in the Borough) would be permitted subject to certain criteria being met. This could benefit local economic growth meaning minor positive effects are expected on **SA objectives 1 (economic growth), 4 (economic inclusion) and 5 (a healthy labour market)**. There are also minor positive effects expected for Policy Option 2 for these three SA objectives given that this approach would also allow for appropriate conversions to employment uses. The positive effects for Option 2 are uncertain, however, given that Policy Option 2 would also allow for the change of use of agricultural buildings to residential use which would not have the same benefits for these SA objectives. Policy Options 1 and 2 are both expected to have a minor positive effect on **SA objective 2 (the Borough's image)** given that the potential for conversion of agricultural buildings to use other uses (including employment uses for both policy options and other uses such as residential for Policy Option 2) may encourage people from other locations to come to live or invest in Burnley.

Uncertain effects are likely for both options in relation to **SA objectives 12 (built environment) and 14 (landscape)** as effects would depend on the specific design and location of conversion proposals.

Policy Option 2 would have a minor positive effect on **SA objective 8: housing** as it would allow for conversion to residential uses in some cases. Effects are likely to be minor due to the small number of residential properties that might result.

Q12 j How should the Local Plan balance the need for rural diversification and new development against the protection of valued agricultural landscapes?

- Option 1: By ensuring that poorer quality agricultural land is used in preference to that of a higher quality?
- Option 2: By focusing development on poorer quality land unless there are other considerations that might justify using land of a higher quality e.g. biodiversity, landscape quality?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0

SA objective	Option 1	Option 2
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	-	-
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	+
14. To protect and enhance the Borough's landscape and local character	0	+
15. To protect and improve environmental quality and amenity	++	++/-
16. To mitigate and adapt to climate change	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

As agricultural land in the Borough is mostly of relatively poor agricultural quality the diversification of the rural economy is important to local farmers. Policy Options 1 and 2 would both restrict the development of higher quality agricultural land for other uses which might allow for the diversification of the local economy and as such a minor negative effect is expected on **SA objective 3 (deprivation)** for both options. As both options would protect higher grades of agricultural land in Burnley significant positive effects are expected in relation **SA objective 15 (environmental quality)**. As Policy Option 2 requires that other considerations be made when determining the use of agricultural land which might result in development occurring on land of a higher agricultural grade the significant positive effect is likely to be combined with a minor negative overall.

Policy Option 2 would help to protect the setting of the **built environment (SA objective 12)**, **biodiversity (SA objective 13)** and local **landscape (SA objective 14)**. Minor positive effects are expected in relation to these SA objectives given that the policy would require that considerations other than the agricultural quality rural land are taken into account when a decision about development is being made.

Given that both Policy Options are narrow in their scope and focus specifically on the development of local rural landscape the remaining SA objectives are not expected to be affected.

Q12 k How should the Local Plan ensure that there is a genuine need for an agricultural worker's, or other rural worker's dwelling in the open countryside?

- Option 1:
 - By requiring proof that there is a functional need?
 - By ensuring that suitable alternative accommodation is not available within an existing settlement or in the urban area?
 - By ensuring that suitable accommodation cannot be provided by extension, conversion or re-use of an existing building?
 - By requiring proof that the dwelling is necessary for a full-time worker and that the agricultural unit is well-established and viable?
 - Any dwelling permitted uses local materials and is of good quality appropriate design, scale and siting?
 - By ensuring that there is acceptable access?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and	0

SA objective	Option 1
sub-regional economic performance	
2. To develop and market the Borough's image	0
3. To reduce deprivation in urban and rural areas	+
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	-
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	+
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would restrict the provision of residential properties in the countryside the supporting text stating that it will "rarely be necessary for new agricultural dwellings in the rural area". As such the policy would have a minor negative impact on the provision of **housing (SA objective 8)** in Burnley.

Exceptions to this are to be made where it can be demonstrated that there is a functional need for dwellings to support agricultural workers and as such the policy may help to diversify the rural economy in the Borough and a minor positive effect is likely on **SA objective 3 (deprivation)**. By allow for this exception the policy would place dwellings in close proximity to employment opportunities meaning a minor positive effect is expected on **SA objective 11 (access to jobs)**. However given that the policy would prevent rural residential development in most circumstances and thus help to guide development to the developed areas of the Borough where people would have greater access to sustainable transport nodes minor positive effects are also expected on SA objectives 6 (**sustainable transport**) and 16 (**climate change**).

As the Policy Option would help to restrict residential development at more rural areas and prioritise the use of existing buildings (brownfield land) minor positive effects are also identified in relation to **SA objectives 13 (biodiversity)** and **14 (landscape)**. A minor positive effect is also expected on **SA objective 12 (built environment)** as the Policy Option would require any residential development which is to be permitted in rural areas to be of appropriate design and materials.

Q12 | How should the Local Plan balance the need for telecommunications development with its impact on the environment?

- Option 1:
 - By trying to ensure that existing masts, buildings and other structures are used unless the need for a new site has been justified?
 - By ensuring that new sites are sympathetically designed?
 - By ensuring that there are not detrimental impacts on residential amenity, biodiversity?
 - By requiring evidence to demonstrate that telecommunications infrastructure will not cause significant interference with other electrical equipment or air traffic services?
 - By requiring an International Commission on Non-Ionizing Radiation Protection (ICNIRP) certificate?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+

SA objective	Option 1
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	++
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option would allow for the provision of new telecommunications development where it can be justified. Given the importance of this type of development in terms of economic growth a minor positive effect is expected in relation to **SA objective 1 (economic performance)**.

The Policy Option also requires that sites are sympathetically designed. Telecommunication structures have potentially to significantly negatively impact upon sensitive landscapes and therefore a significant positive effect is expected on **SA objective 14 (landscape)** due to this requirement. An associated minor positive effect is expected on **SA objective 12 (built environment)** given that this approach would help to prevent detrimental impacts on the setting of local historic assets. The protection of the landscape and character of the built environment in the Borough may help to make the area more attractive to visitors and therefore a minor positive effect is also expected on **SA objective 2 (the Borough's image)**.

Finally the Policy Option requires that local biodiversity and residential amenity are not negatively impacted upon by telecommunications infrastructure. As such positive effects are likely on **SA objectives 13 (biodiversity)** and **15 (amenity)**. The positive effect on residential amenity is likely to be significant as the Policy Option also requires that telecommunications infrastructure development meets the standards of International Commission on Non-Ionizing Radiation Protection (ICNIRP). As such help to improve non-ionizing radiation protection in the Borough to the benefit of local residential amenity.

Q12 m How should the Local Plan seek to ensure that new development proposals protect and enhance biodiversity in the borough?

- Option 1:
 - By ensuring that all development proposals are assessed for their impact on Burnley's ecological network (as defined in the Green Infrastructure Strategy and further informed by local protected species survey work) and the emerging Lancashire Ecological Network (the ecological network includes Burnley's core sites, connectivity corridors and 'stepping stone' sites)? By ensuring that new sites are sympathetically designed?
 - By ensuring that the potential effects of development proposals adjacent to biodiversity assets are fully considered?
 - By promoting provision of multifunctional open space which maximises both biodiversity and amenity value?
 - By requiring the provision of purpose built habitats which could be incorporated into building design e.g. for nesting?
 - By requiring new development to set aside areas for nature conservation in line with local and strategic priorities for supporting wildlife?

- By requiring development proposals to include an assessment of the significance of existing trees?
- By requiring a minimum percentage of the development site to be landscaped?
- By promoting high quality sustainable drainage systems which reduce pollution to watercourses and can provide additional wetland habitat?

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	++
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

Given that the Policy Option would seek to protect and enhance biodiversity locally through the assessment of impacts on existing features and requiring for habitat space to be incorporated into new development a significant positive effect is expected on **SA objective 13 (biodiversity)**. A minor positive effect is expected on **SA objective 7 (health and well-being)** as the provision of open spaces are expected to be multifunctional and may allow residents to partake of healthier lifestyle choices. As these spaces may allow for community activities a minor positive effect is also expected on **SA objective 10 (social inclusion)**.

The Policy Option requires a minimum area of development sites to be landscaped which should help to protect local visual amenity, the setting of the local built environment and the landscape in particular. As such a minor positive effect is expected on **SA objective 12 (built environment)** and significant positive effects are expected on **SA objectives 2 (the Borough's image)** and **14 (landscape)**.

It is expected that the provision of increased multifunctional greenspaces in Burnley will help to allow for the infiltration of flood water locally which will help mitigate the effects of climate change and also reduce runoff of pollutants which may be to the detriment of local watercourses. The Policy Option makes specific reference to these functions which are to be accommodated by promoting high quality sustainable drainage systems. A minor positive effect is therefore recorded for both **SA objective 15 (environmental quality)** and **16 (climate change)**.

The Policy Option places a number of requirements on developers in Burnley and as such may negatively impact on the number of new residential schemes coming forward locally due to effects on viability. A potential minor negative effect is therefore identified in relation to **SA objective 8 (housing)**. The effect is uncertain, however, given that some developers (particularly those delivering large schemes) may be able to absorb the costs involved to meet the requirements proposed by this Policy Option while still maintaining viability.

Q12 n Do you agree with the 4 step approach to considering green infrastructure in development design as set out in the Burnley Green Infrastructure Strategy?

- Option 1: Four step approach.

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0
2. To develop and market the Borough's image	++
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	-?
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	+
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	++
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	+

Justification

Given that this Policy Option would seek to assess, protect and enhance the local green infrastructure a significant positive effect is expected on **SA objective 13 (biodiversity)** considering the important role these areas play in terms of habitat provision. A minor positive effect is also expected on **SA objective 7 (health and well-being)** as green infrastructure may be made use of residents to pursue more recreation activities. These spaces might also allow for community activities and therefore a minor positive effect is also expected on **SA objective 10 (social inclusion)**.

The provision and protection of local green infrastructure which is detailed as including distinctive landscape and heritage should help to protect local visual amenity, the setting of the local built environment and the landscape in particular. As such a minor positive effect is expected on **SA objective 12 (built environment)** and significant positive effects are expected on **SA objectives 2 (the Borough's image)** and **14 (landscape)**.

Local green infrastructure helps to allow for the infiltration of water in the Borough to the benefit of flood risk. It also includes blue infrastructure which further mitigates potential for local flooding. Infiltration can help to minimise potential for the run off of pollutants into water bodies in Burnley. As such a minor positive effect is expected for both **SA objective 15 (environmental quality)** and **16 (climate change)**.

The Policy Option requires that at the planning stage of the development design sustainability codes (such as BREEAM/Code for Sustainable Homes) which might be applicable are considered. As such this approach may result in more energy efficient homes in the Borough and a minor positive effect is expected on **SA objective 18**.

The Policy Option places a number of requirements on developers in Burnley over a four stage approach. As such may negatively impact on the number of new residential schemes coming forward locally due to effects on viability. A potential minor negative effect is identified in relation to **SA objective 8 (housing)**. The effect is uncertain, however, given that some developers (particularly those delivering large schemes) may be able to absorb the costs involved to meet the requirements proposed by this Policy Option while still maintaining viability.

Q 12 p How should the Local Plan balance the advantages of increasing the use of existing outdoor sports provision against its potential impacts on the surrounding area:

- Option 1: By continuing the adopted Local Plan policy of allowing developments that would extend the use of outdoor sports and recreation facilities subject to a number of criteria being met?
- Option 2: By relying on a general policy that covers issues such as residential amenity?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	0	0
3. To reduce deprivation in urban and rural areas	0	0
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	++	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	+	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	+	-
16. To mitigate and adapt to climate change	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Both Policy Options relate to the extension of use of outdoor sports and recreation facilities in Burnley and as such are quite specific in their focus. This means that for the majority of the SA objectives a negligible effect is expected.

Policy Option 1 would allow for the extension of use of these types of facilities dependent upon a number of criteria being met and as such this approach may encourage residents to partake of healthier lifestyles. A significant positive effect is expected on **SA objective 7 (health and well-being)** as a result. The allowance of extended use of these facilities may result in increased **social inclusion** in the Borough and therefore a minor positive effect is expected **SA objective 10**. Conversely Policy Option 2 would not provide any support for extended use of sports facilities locally meaning a negligible effect is expected on **SA objective 7** and **10**.

Both Policy Options would help to protect local environmental quality and amenity in relation to residential properties; however only Policy Option 1 would give specific protection to **amenity** in relation to extended uses of sports facilities. This might relate to issues such as increased noise or light pollution and traffic and given that Policy Option 1 would help to prevent this a minor positive effect is expected on **SA objective 15**. As such Policy Option 2 would not provide specific guidance in relation to extended uses of sports facilities which might be purposed and therefore detriment impacts on amenity may result meaning a minor negative effect is expected on **SA objective 15**.

Q12 q How should the Local Plan deal with proposals for equestrian related development in the rural area and Green Belt?

- Option 1: By continuing the adopted Local Plan policy of allowing equestrian related developments subject to the criteria outlined above?
- Option 2: By relying on a general policy(ies) that cover development in the rural area and in the Green Belt?
- By requiring buildings to be made of timber as more substantial buildings can have a greater impact on the rural area?

SA objective	Option 1	Option 2	Option 3
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0	0
2. To develop and market the Borough's image	+	+	+

SA objective	Option 1	Option 2	Option 3
3. To reduce deprivation in urban and rural areas	++	-	0
4. To secure economic inclusion	0	0	0
5. To develop and maintain a healthy labour market	0	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0	0
7. To improve physical and mental health and reduce health inequalities	+	0	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0	0
9. To reduce crime, disorder and the fear of crime	0	0	0
10. To increase social inclusion	0	0	0
11. To improve access to services, amenities and jobs for all groups	0	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	+	+
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	+	0
14. To protect and enhance the Borough's landscape and local character	++	++	++
15. To protect and improve environmental quality and amenity	+	+	0
16. To mitigate and adapt to climate change	+	+	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0	0
18. To increase energy efficiency	0	0	0

Justification

The three Policy Options would specifically seek to protect the landscape at more rural locations in the Borough and therefore a significant positive effect is likely on **SA objective 14 (landscape)**. Option 1 would require that equestrian development has no adverse impact on the openness of the land landscape character. Option 2 would provide protection through Green Belt and rural policy which would restrict development of most kinds in the open countryside. Option 3 would require equestrian development to be provided as timber buildings which generally have a lesser impact on the landscape than other types of buildings. This protection of the local landscape would be to the benefit of the setting of the local built environment and as such a minor positive effect is expected on **SA objective 12 (built environment)** for all three options. These protections may help to improve the Borough in terms of its attractiveness to visitors and therefore a minor positive effect is also expected for each Policy Option for **SA objective 2 (the Borough's image)**.

Given the importance of equestrian development in terms of diversifying the rural economy, providing policy which specifically addresses this issue may provide certainty to developers and increase the number of these types of schemes coming forward. As such a significant positive effect is expected for Policy Option 1 in relation to **SA objective 3 (deprivation)**. Policy Option 2 would provide no specific guidance in relation to this type of rural development and as such a minor negative effect is expected on this SA objective. As Policy Option 1 would potentially increase the number of equestrian centres which may help residents to partake of more active lifestyles a minor positive effect is expected on **SA objective 7 (health and well-being)**.

Policy Options 1 and 2 would help to provide suitable equestrian development in rural areas and limit development in the countryside respectively and as such would help to protect greenfield land in the Borough. These areas provide important local habitats and as such are important in terms of their biodiversity value. They also act to allow for water infiltration thus help to reduce local flood risk and contain the areas of land which are of the highest agricultural value in Burnley. As such minor positive effects are expected on **SA objectives 13 (biodiversity), 15 (environmental quality) and 16 (climate change)** for these two Policy Options.

Q12s Should the Local Plan continue to include a policy to control the display of advertisements in terms of visual amenity, scale and public safety?

- Option 1: Yes

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-

SA objective	Option 1
2. To develop and market the Borough's image	+/-
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	0

Justification

The Policy Option addresses the approach the Council should take in relation to outdoor advertisements in the Borough which, if poorly designed, can impact detrimentally on the character of an area. As this Policy Option would restrict advertisements where they would otherwise have adverse effects in terms of their visual amenity, significant positive effects are expected in relation to **SA objectives 12 (built environment)** and **14 (landscape)**.

The Policy Option would also control outdoor advertisements where they could affect public safety and amenity (for example to reduce the potential for distraction to motorists or undue light pollution which might be caused by illuminated signage). A minor positive effect is therefore also expected on **SA objective 15 (environmental amenity)**.

As the Policy Option would place controls on outdoor advertisements in the Borough a minor negative effect is expected on **SA objective 1 (economic performance)**. However, the potential for impacts on economic growth is expected to be minimal, and as such negligible effects are expected on **SA objective 5 (employment)**. The control of outdoor advertisements may have a minor negative impact on the **Borough's image (SA objective 2)** with investors, but this minor negative score is coupled with a minor positive given that this approach would help to maintain and even potentially improve the quality of the local built environment which could increase the number of visitors to the area.

As this Policy Option is focussed specifically upon the control of outdoor advertisements in the Borough a negligible effect is recorded for many of the SA objectives.

Q12 t

- Option 1: Should the Local Plan continue to include a policy to control the appearance of shop fronts and security shutters?
- Option 2: Should the Council produce specific design guidance for shop fronts and security shutters?

SA objective	Option 1	Option 2
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	0
2. To develop and market the Borough's image	+	++
3. To reduce deprivation in urban and rural areas	+	++
4. To secure economic inclusion	0	0
5. To develop and maintain a healthy labour market	0	0
6. To reduce the need to travel and increase the use of sustainable transport modes	0	0
7. To improve physical and mental health and reduce health inequalities	0	0

SA objective	Option 1	Option 2
8. To improve access to a range of good quality, resource efficient and affordable housing	0	0
9. To reduce crime, disorder and the fear of crime	0	0
10. To increase social inclusion	0	0
11. To improve access to services, amenities and jobs for all groups	0	0
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	0
14. To protect and enhance the Borough's landscape and local character	0	0
15. To protect and improve environmental quality and amenity	0	0
16. To mitigate and adapt to climate change	0	0
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	0
18. To increase energy efficiency	0	0

Justification

Both policy options would seek to promote the protection of shop fronts which help to improve the street scene, including by requiring the use of security shutters which do not adversely impact upon the street scene. As the focus of the policy options is on design rather than the function of shutters, a negligible effect is expected on **SA objective 9 (crime)**.

Positive effects are likely on **SA objectives 12 (built environment)** and **2 (Borough's image)** as they would help to protect against local "dead" frontages. Similarly positive effects are likely to occur on **SA objective 3 (deprivation in urban areas)** given that these approaches may help to protect the viability and vitality of town centres locally through the maintenance of an attractive shopping area. Direct policy in the Local Plan and design specific guidance in an SPD would both carry material weight in relation to planning decisions and thus provide protection to shop design in the Borough. However the production of an SPD would give scope for more detail to be provided in relation specific design and acceptable materials for example. As such the positive effects identified in relation to policy option 2 are likely to be significant.

The specific nature of both options in relation to shop fronts and shutters means that the remaining SA objectives are unlikely to be affected by either option.

Q12w If a policy [guiding the development of new taxi and private hire booking offices] is included, should it include the same criteria as the policy in the adopted Local Plan:

- Be located in Burnley or Padiham town centre, or in a district centre
- Provide one off-street parking space for each taxi operated
- Locate parking spaces on site or no more than 50 metres from the office
- It does not have a detrimental impact on the character and amenity of surrounding uses
- It does not create an unacceptable concentration of taxi businesses

Do you think that there are other considerations?

- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	+
7. To improve physical and mental health and reduce health inequalities	0
8. To improve access to a range of good quality, resource efficient and affordable housing	0

SA objective	Option 1
9. To reduce crime, disorder and the fear of crime	0
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	+
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0
13. To protect and enhance the Borough's biodiversity and geo-diversity	0
14. To protect and enhance the Borough's landscape and local character	0
15. To protect and improve environmental quality and amenity	0
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	+

Justification

The Policy Option would continue the approach the Council has taken to taxi booking offices in the Borough through the Local Plan 2006. Given that the approach would provide support for taxi offices at central locations it would contribute to **SA objective 11 (access)** to services and facilities throughout the Borough particularly at night time and also with regard to the completion of train journeys. A minor positive effect on SA objective 11 is therefore likely.

The Policy Option is also expected to have a minor positive effect on **SA objective 15 (environmental amenity (SA objective 15))** in the Borough given that it would require parking provision for taxis to be made within close proximity of the site and would not allow for unacceptable concentrations of taxi businesses which could otherwise adversely impact upon local amenity.

The Policy Option would mean that taxi offices are more likely to be provided in central locations, meaning people could make use of train journeys and other more sustainable modes of transport to access town centres,. As such a minor positive effect has been recorded for **SA objectives 6 (sustainable transport), 16 (climate change) and 17 (energy efficiency)**.

Similarly a minor positive effect has been noted for **SA objectives 1 (economic performance) and 2 (the Borough's image)** given the importance of taxi services to shoppers and those making use of the night time economy in Burnley. This approach could therefore help to increase town centre viability and vitality also helping to draw visitors to these areas.

Q12 y How can the Local Plan promote parking provision at a sustainable level?

- By limiting car parking provision (whilst ensuring that this is available to people with disabilities). This could be applied to all development or different standards could be applied on the basis of size, type and location.
- By encouraging residential development with reduced off-street provision in areas with good access to public transport and within easy walking distance of local services and facilities.
- By discouraging and preventing the conversion of front gardens to provide parking.
- Option 1: Above approach (Note that the above are suggested criteria for inclusion in the relevant policy and therefore together comprise a single policy option rather than separate alternative approaches.)

SA objective	Option 1
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?
2. To develop and market the Borough's image	+
3. To reduce deprivation in urban and rural areas	0
4. To secure economic inclusion	0
5. To develop and maintain a healthy labour market	0
6. To reduce the need to travel and increase the use of sustainable transport modes	++
7. To improve physical and mental health and reduce health inequalities	+
8. To improve access to a range of good quality, resource efficient and affordable housing	0
9. To reduce crime, disorder and the fear of crime	0

SA objective	Option 1
10. To increase social inclusion	0
11. To improve access to services, amenities and jobs for all groups	+/-
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++
13. To protect and enhance the Borough's biodiversity and geo-diversity	+
14. To protect and enhance the Borough's landscape and local character	++
15. To protect and improve environmental quality and amenity	+
16. To mitigate and adapt to climate change	+
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0
18. To increase energy efficiency	+

Justification

The Policy Option would address parking provision in the Borough. It would seek to reduce car parking in locations where this loss would be compensated for by the existence of public transport links nearby. As such this approach may encourage more people to make use of sustainable modes of transport and therefore a significant positive effect is expected on **SA objective 6 (sustainable transport)**. The Policy Option would also prevent residents from paving over garden space to allow for car parking which would help to maintain the quality of the built environment and landscape character locally meaning significant positive effects are also likely for **SA objectives 12 (built environment) and 14 (landscape)**. Indirect minor positive effects are expected in relation to **SA objectives 7 (health and well-being), 15 (environmental amenity), 16 (climate change) and 18 (energy efficiency)** given that the policy may encourage more people to walk, cycle or use public transport which could help to reduce greenhouse gas emissions and congestion on local roads. The protection provided for garden space in the Policy Option would also help to maintain areas which are capable of safely allowing for surface water infiltration thus reducing local flood risk.

A minor positive effect is expected on **SA objectives 2 (the Borough's image)** given that the Policy Option would encourage the use of sustainable transport options through the reduced provision of parking in certain areas. Increased accessibility in terms of sustainable transport is likely to result in a minor positive effect on **SA objective 11 (access)**.

The Policy Option could have a minor negative effect on **SA objective 1 (economic performance)** although this is uncertain. This potential effect is identified given the importance of car parking in central locations to those wishing to access town centres where a higher concentration of shopping provision is likely to be made. Reducing car parking at these locations may decrease the number of visits local residents will make particularly when compared to out of town superstores where car parking provision is likely to be high. The effect is uncertain, however, as it will ultimately depend on the decisions of shoppers.

Appendix 8 SA Matrices for the Policies in the Proposed Submission Draft Local Plan

Strategic Policies

SP1: Achieving Sustainable Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the economic conditions in Burnley, which is assumed to cover issues associated with reducing economic disparities in the Borough. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
2. To develop and market the Borough's image	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Burnley – this will have a positive effect on the image of the Borough and should help to encourage visitors and investors to the area.
3. To reduce deprivation in urban and rural areas	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Burnley, which is assumed to cover issues that affect levels of deprivation. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
4. To secure economic inclusion	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the economic conditions in Burnley, which is assumed to cover issues associated with reducing poverty and improving economic inclusion including in the more deprived areas of the Borough. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
5. To develop and maintain a healthy labour market	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the economic conditions in Burnley, which is assumed to cover issues associated with the provision of good education and training opportunities to benefit the local labour market. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Burnley, which is assumed to cover issues associated with access to sustainable modes of transport. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
7. To improve physical and mental health and reduce health inequalities	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in Burnley, which is assumed to cover issues associated with the improvement of physical and mental health and wellbeing. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
8. To improve access to a range	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure

SA objective	Score	Justification
of good quality, resource efficient and affordable housing		development that improves social conditions in Burnley, which is assumed to cover issues associated with the provision of good quality housing for all. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
9. To reduce crime, disorder and the fear of crime	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in Burnley, which is assumed to cover issues associated with improved safety and security and reduced crime. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
10. To increase social inclusion	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in Burnley, which is assumed to cover issues associated with supporting community development and improving relations between those from different communities. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
11. To improve access to services, amenities and jobs for all groups	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social and economic conditions in Burnley, which is assumed will benefit access to employment opportunities and facilities and services in the Borough. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley, which is assumed to cover issues associated with the conservation and enhancement of the historic environment. The policy also requires that planning applications are in accordance with other policies in the Local Plan which would include policies relating to the built and historic environment. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
13. To protect and enhance the Borough's biodiversity and geodiversity	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley, which is assumed to cover issues associated with the conservation and enhancement of biodiversity and geodiversity. The policy also requires that planning applications are in accordance with other policies in the Local Plan which would include those relating to biodiversity and geodiversity. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
14. To protect and enhance the Borough's landscape and local character	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley, which is assumed to cover issues associated with the preservation and enhancement of the landscape and townscape in the District. The policy also requires that planning applications are in accordance with other policies in the Local Plan which would include those relating to the landscape and townscape. Therefore a positive effect can be expected for this SA objective, although the general nature of the draft policy suggests that the effect is likely to be minor.
15. To protect and improve environmental quality and	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley, which is assumed will benefit

SA objective	Score	Justification
amenity		environmental quality and amenity. The policy also requires that planning applications are in accordance with other policies in the Local Plan which will include those relating to the protection of amenity and general environmental quality. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
16. To mitigate and adapt to climate change	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Burnley, which is assumed to cover issues associated with the reduction of greenhouse gas emissions and responding to climate change. The policy also requires that planning applications are in accordance with other policies in the Local Plan which will include those relating to climate change and greenhouse gas emissions. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley which is assumed to cover issues associated with the reduction of waste and increased re-use and recycling rates. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.
18. To increase energy efficiency	+	The policy reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in Burnley, which is assumed to cover issues associated with the efficient use of energy. The draft policy also requires that planning applications are in accordance with other policies in the Local Plan which will include those relating to energy efficiency in new developments. Therefore a positive effect can be expected for this SA objective, although the general nature of the policy suggests that the effect is likely to be minor.

SP2: Housing Requirement 2012-2032

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	Providing new housing to meet local need will support the local economy by ensuring that there is a healthy local labour market with people able to live and work in close proximity. The housing target that has been set is at the higher end of the OAN range, reflecting the Council's ambitions in relation to economic growth which is intrinsically linked to levels of housing growth. A minor positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	0	This policy does not relate directly to this SA objective and a negligible effect is expected.
3. To reduce deprivation in urban and rural areas	+	This policy will be help to reduce deprivation in the Borough given that more local people will have access to suitable housing locally which is listed by the Department for Communities and Local Government as an indicator of deprivation as part of its calculation of the Index of Multiple Deprivation. As such a minor positive effect is expected on this SA objective.
4. To secure economic inclusion	+	This policy will improve access to jobs by providing enough housing to meet local needs, enabling people to live and work in closer proximity within the Borough. A minor positive effect is therefore likely.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	+	Providing new housing to meet local need is important for attracting and retaining a skilled workforce. In addition, the large-scale housing development proposed through the policy will in itself create jobs during the construction phase and will support employment in associated industries. A minor positive effect is therefore expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+?	The provision of housing in Burnley Borough to meet the identified level of local need may mean that people can live and work in closer proximity and so levels of car use and journey distances for commuting may be lower. However, the effects of this policy on sustainable transport use will depend largely on the location of housing which is not determined through this policy. and therefore a potential but uncertain minor positive effect is identified in relation to this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective. The effects of new housing development on health will be determined by factors such as its location in relation to healthcare facilities and the extent to which it will allow for walking and cycling; however the location of housing within the Borough is not determined through this policy.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The Policy has set a target for the net requirement for housing in the Borough over the plan period of 2012-2031 of 4,180 homes based upon the local Objectively Assessed Need (OAN). The provision of this level of housing has been calculated to meet the projected population change and its characteristics in line with the findings of the SHMA and so should improve local access to good quality housing. It is noted that affordable housing provision is addressed separately through Policy HS2. A significant positive effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective. The effects of new housing development on social inclusion will depend on factors such as its design and location, which is not determined through this policy.
11. To improve access to services, amenities and jobs for all groups	0	A negligible effect is expected on this SA objective. The effects of new housing development on access to services will depend on its location, which is not determined through this policy.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+/-?	The development of 4,180 new homes in the Borough over the plan period of 2012-2032 could have adverse effects on local heritage assets if construction and design is not undertaken in a manner which is sympathetic to established character and setting. However, new development could also offer the opportunity for enhancements to the built environment and heritage assets, for example if high quality new development were to replace a derelict brownfield site. Therefore, a potential but uncertain mixed (minor positive and minor negative) effect is identified for this SA objective with effects being strongly influenced by the location of new development in relation to heritage assets in the Borough and its design which is not determined by this policy.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	The development of 4,180 new homes in the Borough over the plan period of 2012-2032 would most likely result in the development of large areas of greenfield land which could be detrimental to biodiversity and therefore a minor negative effect is expected on this SA objective. There could also be

SA objective	Score	Justification
		disturbance to habitats and species, particularly in the short term during the construction phase. The score is uncertain, however, given that the policy does not determine the location of development, and it may be located away from areas which are likely to be most sensitive to new development for example SPAs, SACs, SSSIs or Local Wildlife Sites. New development within the Borough may also include mitigation measures such as green infrastructure which could increase habitat connectivity and mitigate the potential adverse impacts of development.
14. To protect and enhance the Borough's landscape and local character	-?	The development of 4,180 new homes in the Borough over the plan period would most likely result in the development of large areas of greenfield land which could be to the detriment of local landscape character and therefore a minor negative effect is expected on this SA objective. The score is uncertain, however, given that the location of development is not determined through this policy and new development in the Borough may be located away from areas which have been identified as being of high sensitivity in terms of their landscape sensitivity.
15. To protect and improve environmental quality and amenity	-?	The development of 4,180 new homes in the Borough between 2012 and 2032 may affect the amenity of existing residents, particularly in terms of traffic or disturbance during the construction phase. New residents may also be affected in terms of amenity (for example noise and lighting etc.) if new homes are located in unsuitable areas such as in close proximity to existing industrial sites although this will depend on the location of development which is not determined through this policy. Overall the effect on this SA objective is recorded as minor negative. The score is uncertain, however, given that this policy does not determine the location of new residential development in the Borough which is likely to be the main determining factor in terms of impacts on local amenity.
16. To mitigate and adapt to climate change	+/-?	The policy will result in the provision of 4,180 new homes in the Borough over the plan period of 2012-2032. This scale of residential development would create additional traffic given that many new residents will make use of private cars to commute and to access services and facilities. However, the likely extent of traffic generation will depend in part on the location of development in relation to sustainable transport links which is not determined through this policy. In the short term, HGV traffic would also be generated during the construction of the new properties with the associated greenhouse gas emissions. New residential development in the Borough may, however, present the opportunity for incorporating climate change mitigation measures such as SuDS, green roofs etc. Overall a potential but uncertain mixed effect (minor positive and minor negative) is recorded for this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	-?	The policy will result in the provision of 4,180 new homes in the Borough over the plan period of 2012-2032. This level of development would inevitably require the consumption of a high level of natural resources including minerals and aggregates for construction. However, the effects of large-scale development on efficient resource use will also depend on the extent to which new housing developments could result in the sterilisation of minerals – this cannot be determined until the location of development is known. The provision of large scale new development in the Borough may result in increased levels of waste generation; however the scale of this increase will depend on onsite practices which at this stage are unknown. Overall a potential but uncertain minor negative effect is identified for this SA objective.
18. To increase energy efficiency	0	This policy would provide a high number of new dwellings in the Borough to meet local requirements

SA objective	Score	Justification
		although it does not determine whether they will be energy efficient – this will be determined by other factors such as the design of development and the incorporation of energy saving features. A negligible effect is therefore likely.

SP3: Employment Land Requirement 2012-2032

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	The Policy provides for the development of 90ha of employment land over the plan period. This will provide employment opportunities to the benefit of local economic performance and should help to reduce disparities in terms of economic performance. It may also offer good opportunities for diversifying the local economy through the provision of a large amount of new employment land for businesses to invest in. A significant positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	0	The Policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	+	Through the provision of 90ha of employment land the policy should help to encourage economic growth within the Borough. This approach should help to enhance vitality within town centres and encourage business growth also. A minor positive effect is therefore expected on this SA objective; however this is uncertain as the extent to which the policy will address deprivation in urban areas will depend to some extent on the location of employment sites which is not specified through the policy.
4. To secure economic inclusion	+	As the policy would provide 90ha of employment land in the Borough it should stimulate local employment provision. This will benefit levels of poverty generally although as the policy does not specify the location of employment development, it is not known to what extent sites will be located near to the most deprived areas. A potential but uncertain minor positive effect is therefore identified in relation to this SA objective.
5. To develop and maintain a healthy labour market	++	The provision of 90ha of employment land over the plan period is likely to encourage a higher number of businesses to invest in the Borough. This would result in an increase in the number of local employment opportunities. A significant positive effect is therefore expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The provision of 90ha of employment land in the Borough over the plan period will result in an increase in local employment opportunities in Burnley. This may mean that people can live and work in closer proximity, reducing journey lengths. However, the extent to which people working at new employment sites will be able to commute via sustainable modes of transport will depend largely on the location of employment developments which are not determined through this policy. A potential but uncertain minor positive effect is therefore identified for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The effects of new employment development on health will be largely determined by factors such as the extent to which people are able to commute by walking and cycling; however the location of employment development is not addressed through this policy. There could be a minor positive effect on mental health as a result of increased employment opportunities.
8. To improve access to a range of good quality, resource	0	The Policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
efficient and affordable housing		
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	0	The Policy will not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	A negligible effect is expected on this SA objective. The improvement of physical access to employment opportunities in the Borough will be determined by the location of employment sites which is not determined through this policy.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+/-?	The provision of 90ha of employment land in the Borough over the plan period of 2012-2032 could have adverse effects on local heritage assets if construction and design is not undertaken in a manner which is sympathetic to established character and setting. However, new development could also offer the opportunity for enhancements to the built environment and heritage assets, for example if high quality new development were to replace a derelict brownfield site. Therefore, a potential but uncertain mixed (minor positive and minor negative) effect is identified for this SA objective with effects being strongly influenced by the location of new development in relation to heritage assets in the Borough and its design which is not determined by this policy.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	The policy will result in the provision of 90ha of employment land in the Borough over the plan period of 2012-2032. This level of new development in the Borough would most likely result in the development of areas of greenfield land which could potentially be detrimental to local biodiversity and therefore a minor negative effect is expected on this SA objective. There could also be disturbance to habitats and species, particularly in the short term during the construction phase. The score is uncertain, however, given that the policy does not determine the location of development, and it may be located away from areas which are likely to be most sensitive to new development for example SPAs, SACs, SSSIs or Local Wildlife Sites. Any new development within the Borough may also include mitigation measures such as green infrastructure which could allow for increased habitat connectivity and mitigate the potential adverse impacts of development.
14. To protect and enhance the Borough's landscape and local character	-?	The provision of 90ha of new employment land in the Borough over the plan period would most likely result in the development of large areas of greenfield land which could be to the detriment of local landscape character and therefore a potential minor negative effect is identified in relation to this SA objective. The score is uncertain, however, given that the location of development is not determined through this policy and new development in the Borough may be located away from areas which have been identified as being of high landscape sensitivity.
15. To protect and improve environmental quality and amenity	-?	The provision of 90ha of land in the Borough between 2012 and 2032 may affect the amenity of existing residents, particularly in terms of traffic or disturbance during the construction phase. As such a potential minor negative effect is identified for this SA objective. However, this is uncertain given that this policy does not determine the location of new employment development in the Borough which is likely to be the main determining factor in terms of impacts on local amenity.
16. To mitigate and adapt to climate change	+/-?	The policy will result in the provision of 90ha of new employment land in the Borough over the plan period of 2012-2032. The provision of new employment land is likely to increase the volume of traffic in

SA objective	Score	Justification
		the local area both as a result of commuting and commercial traffic movements. This would be to the detriment of local greenhouse gas emissions. New development in the Borough may, however, present the opportunity for incorporating climate change mitigation measures such as SuDS, green roofs etc. Overall a potential but uncertain mixed effect (minor positive and minor negative) is recorded for this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	-?	The policy will result in the provision of 90ha of new employment land in the Borough over the plan period of 2012-2032. This level of development would inevitably require the consumption of a high level of natural resources including minerals and aggregates for construction. However, the effects of large-scale development on efficient resource use will also depend on the extent to which new employment developments could result in the sterilisation of minerals – this cannot be determined until the location of development is known. The provision of large scale new development in the Borough may result in increased levels of waste generation; however the scale of this increase will depend on onsite practices which at this stage are unknown. As such a potential but uncertain minor negative effect is identified for this SA objective.
18. To increase energy efficiency	0	This policy provides for large-scale employment development in the Borough to meet local requirements although it does not determine whether development will be energy efficient – this will be determined by other factors such as the design of development and the incorporation of energy saving features. A negligible effect is therefore likely.

SP4: Development Strategy

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	The policy focuses most employment development in the larger towns such as Burnley and Padiham which will encourage inward investment within the Borough and a significant positive effect is expected on this SA objective.
2. To develop and market the Borough's image	+	The policy protects the open countryside in the Borough given that it would control the development of land beyond the identified Development Boundaries. As such given that the policy may help make Burnley more appealing as a destination for visitors a minor positive effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	++	The policy would encourage the provision of appropriate development within the defined Development Boundaries in the Borough. As such it should help to foster vitality and viability of local centres. While the policy allows for higher levels of development within larger centres in the Borough and reduced levels of development at smaller centres, development which supports rural diversification is to be permitted at these smaller centres. As such growth of rural businesses should be accommodated by this policy and overall a significant positive effect is expected on this SA objective.
4. To secure economic inclusion	+	The policy permits development within the identified Settlement Boundaries in the Borough, at the same time limiting development within the open countryside. As such employment development is likely to be

SA objective	Score	Justification
		provided in the areas which are most accessible by public transport. A minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy would not provide any further employment opportunities within the Borough and does not support the provision of local education facilities. A negligible effect is therefore expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy focuses most development in the larger urban centres and focuses most new development within the identified Development Boundaries. As such, most new development is likely to be provided in areas where access to sustainable transport links is best. The policy also provides a hierarchy of development limiting development within smaller settlements. This approach is likely to reduce the need for residents to travel to employment opportunities and other facilities. A significant positive effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires that new development is accessible by public transport, walking or cycling and focuses most development in the main urban centres. As such this may encourage residents in Burnley to make use of more active modes of transport when travelling in the Borough and a minor positive effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This policy would result in most new housing being provided in the larger settlements of Burnley (i.e. Burnley Town and Padiham). It is expected that the greatest need for housing locally would be within these larger settlements and as such this provision would help meet local requirements. Therefore although the policy does not identify an amount of housing to be provided in the Borough it is likely to result in housing being provided in areas in which the greatest need exists. A minor positive effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	+?	The policy would result in most new development being provided within the identified Development Boundaries of the Borough's settlements. Larger scale development is to be provided within the larger settlements of Burnley (i.e. Burnley Town and Padiham). This would result in most development being provided in areas which can provide good access to community facilities and as such this approach may help to facilitate increased local social inclusion. A minor positive effect is expected on this SA objective. The effect is uncertain given that the continued facilitation of local social inclusion will depend on local facilities not becoming overburdened by population increases.
11. To improve access to services, amenities and jobs for all groups	+	The policy would result in the majority of new development in the Borough being provided within the Development Boundaries of the larger settlements of Burnley. As such, although the policy does not allocate specific sites for employment development, it would encourage larger scale employment development within areas which are more accessible (i.e. Burnley Town and Padiham). As such a minor positive effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including	+/-?	The policy encourages the appropriate re-use of existing buildings and infrastructure in Burnley meaning that development which accords with this policy has the potential to enhance the built environment. The policy also, however, introduces a settlement hierarchy meaning that new development in Burnley will be

SA objective	Score	Justification
archaeological assets		directed towards the larger settlements where heritage assets such as listed buildings are mainly concentrated. New development in these areas may therefore negatively affect the setting of these assets. This may be avoided through sympathetic development, mitigation or by making use of sites which are not in close proximity of identified heritage assets. Overall a potential but uncertain mixed (minor positive/minor negative) effect is identified for this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+?	The policy seeks to focus most new development within the existing Development Boundaries in Burnley. It also promotes the use of previously developed land which is not recognised as being of high biodiversity value. As such it should help to protect sites which are important in terms of their biodiversity and habitat provision. A minor positive effect is expected on this SA objective although it is uncertain depending on the specific location of development.
14. To protect and enhance the Borough's landscape and local character	++?	The policy focuses most new development within existing Development Boundaries and promotes the use of previously developed land, seeking to restrict development within the open countryside. As such this approach should limit negative impacts on areas which have been identified as being sensitive in terms of their landscape value. The policy also prevents development which would result in the coalescence of settlements thus helping to maintain the character of individual settlements by maintaining open land between them. A significant positive effect is expected on this SA objective although it is uncertain depending on the specific location of development.
15. To protect and improve environmental quality and amenity	+	The policy seeks to direct development within main urban areas of the Borough. By establishing a Settlement Hierarchy the policy limits the potential for development which is of an inappropriate scale being located in smaller settlements, as such helping to protect amenity (particularly in terms of traffic volume) in these locations. The policy also makes specific reference to a requirement for new development to avoid unacceptable detrimental impact on residential amenity or other existing land users. As such a minor positive effect is expected on this SA objective.
16. To mitigate and adapt to climate change	++	The policy limits large scale development at the more rural locations of the Borough and aims to focus development in the main urban areas. As such this will reduce the requirements for many residents to travel by private car given that new development is more likely to be in close proximity of sustainable transport links and existing facilities and services in more developed locations. A significant positive effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy encourages development within the main urban areas of the Borough and limits the potential for development in open countryside and greenfield locations. Where proposals are to make use of greenfield land consideration is to be given to whether development will make use of the best and most versatile land. As such a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	+	Where development is to be located on greenfield land the policy requires that it demonstrate the highest sustainability standards. As such a minor positive effect is expected on this SA objective.

SP5: Development Quality and Sustainability

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy introduces a number of design requirements relating to improved adaptability and energy efficiency of new development in the Borough. This would ensure that new employment developments are high quality and the overall high quality of new development should help to encourage inward investment and economic growth. A minor positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	++	The policy supports the use of locally sourced materials where practical. It will also help to improve the Borough's image and promote it as a destination for visitors given that it requires new development to be of high quality design which is respectful of existing local character. The particular requirements in the policy that apply to the nature and appearance of development near to key gateways will have especially positive effects on the Borough's image. A significant positive effect is therefore expected on this SA objective.
3. To reduce deprivation in urban and rural areas	0	This policy addresses issues of design in Burnley and will not have a direct effect on this SA objective; therefore a negligible effect is expected.
4. To secure economic inclusion	0	This policy addresses issues of design in Burnley and will not have a direct effect on this SA objective; therefore a negligible effect is expected.
5. To develop and maintain a healthy labour market	0	This policy addresses issues of design in Burnley and will not have a direct effect on this SA objective; therefore a negligible effect is expected.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy supports high standards of design in new developments in the Borough. This is to include the promotion of high levels of accessibility. Accessibility should incorporate more sustainable modes of transport such as cycle routes, walking routes and good links to public transport. A significant positive effect is therefore expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires a high standard of design within new developments in the Borough. The policy supports the provision of sustainable transport links such as cycling and walking routes and therefore may encourage residents to make use of more active modes of transport. Although the policy does not address the provision of healthcare facilities in Burnley it may result a general in uplift in health and wellbeing and therefore a minor positive effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The policy requires high quality design in the Borough which is to include the design of residential developments. Although the policy will not provide more homes in the Borough it will encourage positive design practices to improve energy and resource efficiency at residential properties which may include appropriate orientation to improve solar gain and the use of low embodied energy materials. This will benefit the overall quality of housing developments and a minor positive effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy specifically addresses the incorporation of good design into new development to improve security. Crime and fear of crime is to be addressed by increasing opportunities for natural surveillance at new developments and therefore a minor positive effect is expected on this SA objective.
10. To increase social inclusion	+	The policy requires high quality design in new developments within Burnley. Given that the policy

SA objective	Score	Justification
		requires the incorporation of new open space into developments, this approach may help to encourage increased social inclusion. The policy would allow for spaces which may facilitate community events and the measures relating to accessibility will also benefit inclusion. As such a minor positive effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy requires developments to seek to incorporate sustainable transport links which will improve access to jobs, services and facilities for local people. In addition, the policy requires developments to promote permeability by creating places that connect with each other and with existing services and are easy to move through. A minor positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	The policy relates directly to the enhancement of the local built environment as it seeks to address design quality in Burnley. New developments are to respect existing characteristic street layouts, scale and massing as well as contributing positively to the public realm and townscape. The policy also states that where a development is at or highly visible from a Key Gateway, particular attention should be paid to addressing design, layout and orientation issues. The requirement for high quality design in new developments will help to ensure that it contributes positively to the setting of any nearby heritage assets. A significant positive effect is therefore expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy promotes the provision of open spaces within new development which would help to mitigate the loss of biodiversity in the Borough through development on greenfield land resulting from other policies. As such a minor positive effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	++	The measures in the policy relating to high quality design in new development will benefit the overall appearance of development within the landscape, particularly as the policy requires development to take account of its setting and incorporate appropriate landscaping. The requirement for development to respect existing, or locally characteristic street layouts, scale and massing will benefit local character. A significant positive effect is therefore expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy seeks to protect residential amenity in the Borough by requiring development proposals to ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by reason of overlooking. A minor positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	++	The policy seeks to address issues of climate change in the Borough through improved energy efficiency and reduced resource consumption within new developments. This includes support for on-site energy supply from renewable and low carbon energy sources and a requirement for BREEAM Assessments for all non-residential development with a floor space above 1,000 m ² . A significant positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	++	The policy encourages design measures in new developments which are likely to reduce requirements for excessive resource consumption. This includes support for the appropriate re-use of existing materials already on site during the construction phase which may help to reduce waste production at new developments. Developments which include measures to reduce water consumption are also supported by this policy. The policy also requires developments to incorporate space for recycling storage which will encourage the sustainable management of waste. Overall, a significant positive effect is expected on this

SA objective	Score	Justification
18. To increase energy efficiency	++	The policy provides support for development which makes use of on-site energy supplies from renewable and low carbon energy sources and which incorporates measures to minimise energy consumption. As such a significant positive effect is expected on this SA objective.

SP6: Green Infrastructure

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy addresses the provision, enhancement and protection of local green infrastructure in line with the Green Infrastructure Strategy. This approach may help to create high quality environments which are attractive to businesses and investors as such encouraging new business related development in the Borough. A minor positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	++	In line with Burnley's Green Infrastructure Strategy the policy will seek to protect, enhance and provide new elements of green infrastructure. As such, it will help to improve the local natural environment and also help to promote the Borough as an attractive destination for visitors. A significant positive effect is therefore expected on this SA objective.
3. To reduce deprivation in urban and rural areas	0	This policy will not have a direct effect on deprivation in urban areas and a negligible effect is expected on this SA objective.
4. To secure economic inclusion	0	The policy supports the provision of green infrastructure in the Borough in line with Burnley's Green Infrastructure Strategy. It would not have a direct effect on this SA objective and a negligible effect is expected.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on the local labour market and a negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy provides support for improvements to green infrastructure in the Borough in line with Burnley's Green Infrastructure Strategy. This will include off-road green travel routes in the Borough. As such, although this approach would not influence the extent or location of local public transport links it should help to encourage the use of more active modes of transport over private car usage. A minor positive effect is therefore expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The provision of enhanced green infrastructure in the Borough in line with Burnley's Green Infrastructure Strategy will provide residents with improved green space for recreational use. As such this may encourage local people to partake of more active lifestyles. A minor positive effect is therefore expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on housing and a negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of the provision of green infrastructure on crime will depend on factors such as its design and layout (e.g. the provision of lighting) which is not addressed by this policy.

SA objective	Score	Justification
10. To increase social inclusion	+	The provision of green infrastructure in the Borough in line with Burnley's Green Infrastructure Strategy will provide an increased number of higher quality open spaces which might be made use of by residents to partake of community activities, thus helping to foster improved social inclusion. As such a minor positive effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy would increase the number of natural green spaces in the Borough and enhance the quality of those which already exist. In addition to this the policy would seek to promote the use of off road green travel routes in Burnley thus potentially improving access to local services and job opportunities. Overall a minor positive effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	Through the protection, enhancement and provision of new green infrastructure in the Borough this policy will help to improve the overall appearance of the built environment in the Borough. The policy requires that development is designed in a way that incorporates green infrastructure, in particular the identified key assets. As such this approach should help to protect the setting of important elements of the built environment including heritage assets in the Borough. A significant positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	++	The policy should help to protect important local habitat areas and also encourage habitat connectivity through enhancement of existing and provision of new elements of green infrastructure in line with the Green Infrastructure Strategy. The policy requires that where loss of functionality of green infrastructure cannot be avoided, mitigation and/or replacement should be provided. A significant positive effect is therefore expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	++	The provision of enhanced green infrastructure, as well as the protection of that which already exists, in line with the Green Infrastructure Strategy should help to maintain and possibly enhance local character and protect areas of high landscape sensitivity. Green infrastructure can in addition act to screen new development which may otherwise detract from local character. The policy requires that the design process should be used to enhance and retain green infrastructure, in particular the identified key assets. As such, key elements of green infrastructure which make a sizeable contribution to local landscape character will be retained. A significant positive effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	Through the protection and enhancement of the local green infrastructure network the policy may benefit residential amenity and local environmental quality. Green infrastructure (in particular those elements which contain tree cover) can help to trap air pollutants and screen properties from noise pollution as highlighted in the supporting text of the policy. A minor positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	++	As the policy would support green infrastructure provision and enhancement it would aid climate change adaptation in the Borough. For example, green infrastructure in the form of undeveloped greenfield areas and water bodies can help to reduce potential for flood risk while also improving drainage and areas of trees and vegetation cover have been shown to reduce the urban heat island effect. A significant positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the	0	This policy will not have a direct effect on waste management and the use of natural resources in Burnley and a negligible effect is expected on this SA objective.

SA objective	Score	Justification
sustainable management of waste.		
18. To increase energy efficiency	0	The policy is unlikely to impact upon energy efficiency and a negligible effect is expected on this SA objective.

SP7: Protecting the Green Belt

Note that the revisions to the Green Belt boundary referred to in this policy are associated with the allocation of the sites described in the supporting text to the policy. Those site allocations have been subject to SA along with the reasonable alternative options and the detailed SA matrices can be found in Appendices 5 and 6.

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would limit the amount of development occurring within the Green Belt. This is unlikely to impact upon economic growth as commercial development sites would be allocated elsewhere in the district through the Local Plan. A negligible effect is therefore likely.
2. To develop and market the Borough's image	+	The protection of the Green Belt through this policy will help to maintain and improve the local natural environment and also help to promote the Borough as an attractive destination for visitors. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	+	The policy states that buildings for agriculture are not considered as inappropriate development within the Green Belt and this is likely to support the growth of agricultural businesses which will promote rural diversification. A minor positive effect is therefore likely.
4. To secure economic inclusion	0	The policy would limit the amount of development occurring within the Green Belt. The policy is unlikely to impact upon the provision of employment as development sites would be allocated elsewhere in the district through the Local Plan. A negligible effect is therefore likely.
5. To develop and maintain a healthy labour market	0	The policy is unlikely to impact upon the labour market and a negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+?	The policy allows for the development of local transport infrastructure within the Green Belt where there is a requirement for a Green Belt location. This could help to encourage the uptake of more sustainable transport modes within rural areas, depending on the nature of the infrastructure provided, rather than having to rely on private cars. A minor positive effect is therefore likely although this is currently uncertain depending on the nature of transport infrastructure.
7. To improve physical and mental health and reduce health inequalities	+	The policy restricts development within the Green Belt in line with national policy which should help to maintain the extent of open space in the Borough which might be used by residents for recreational activities thus promoting healthier lifestyles. The policy also identifies that facilities for outdoor sport and recreation are not inappropriate development in the Green Belt which again would support physical exercise. A minor positive effect is therefore likely.
8. To improve access to a range	0	Whilst the policy allows for affordable housing development to be located within the Green Belt, this

SA objective	Score	Justification
of good quality, resource efficient and affordable housing		would be limited. It is unlikely that the amount of development would be substantial in terms of the overall need in the Borough. The policy would not restrict housing developments coming forward to meet Burnley's overall housing need as sites would be identified elsewhere through the Local Plan. A negligible effect is likely overall.
9. To reduce crime, disorder and the fear of crime	0	The policy is unlikely to impact upon crime and a negligible effect is expected on this SA objective.
10. To increase social inclusion	0	The policy is unlikely to impact upon social inclusion and a negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy restricts development within the Green Belt in line with national policy which will help to maintain areas of natural green space in the Borough which might be used by residents for recreational activities. The policy also identifies that facilities for outdoor sport and recreation are not inappropriate development in the Green Belt which would improve access to these facilities. A minor positive effect is likely overall.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy is unlikely to impact upon the built environment and cultural heritage and a negligible effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	Protecting the Green Belt is likely to have a positive effect on the preservation of the Borough's biodiversity by preventing displacement of species and the fragmentation of sensitive habitats resulting from urban sprawl. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	++/-	The policy would limit development within the Green Belt. This would protect the character and quality of the countryside and help to retain settlement identity and sense of place. Protecting the Green Belt could also encourage the development of brownfield sites elsewhere in the Borough which would have positive effects on regenerating local areas which may have become derelict. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect as the sites that have been removed from the Green Belt and allocated under other policies have been found to have potential negative effects on the landscape as they are on greenfield land.
15. To protect and improve environmental quality and amenity	+	Protecting the Green Belt and limiting development there could encourage the development of brownfield sites elsewhere within the Borough and could therefore help to protect the Borough's best quality agricultural land from being lost. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	0	A negligible effect on this SA objective is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy encourages the re-use of buildings within the Green Belt which would help to prevent the use of raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The policy is unlikely to impact upon energy efficiency and a negligible effect is expected on this SA objective.

Housing Policies

HS1: Housing Allocations

Note that the SA matrices for the employment sites allocated in this policy can be found in **Appendix 10**.

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	Eleven of the allocated housing sites are expected to have positive effects on this SA objective, nine of which would be significant. This is because these allocated sites are either within very close proximity of a key gateway or are in a defined regeneration area, and so would contribute to improving the quality of the built environment in those areas. The remaining sites allocated in the policy would have negligible effects and overall a minor positive effect is considered likely.
3. To reduce deprivation in urban and rural areas	++?	Most of the allocated sites are expected to have significant positive effects on this SA objective as they are either within or very close to a Decile 1 IMD area, where new development could contribute to reducing deprivation, or because they are within close proximity of a town centre or rural settlement where businesses would be supported by new housing development nearby. An overall potential significant positive effect is therefore identified, although this is uncertain depending on how accessible the new housing is to local people in deprived areas.
4. To secure economic inclusion	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	Most of the allocated housing sites included in this policy would have positive effects on sustainable transport as most are well connected to bus stops and/or train stations. In addition, this policy makes specific reference to improving walking and cycle links at some of the allocated sites. An overall significant positive effect is therefore likely.
7. To improve physical and mental health and reduce health inequalities	++	Most of the allocated housing sites included in this policy would have significant positive effects on health as they are within 1,200m of a GP and are within 400m of a cycle route which could be used by new residents to promote active travel.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The allocation of housing land through this policy will have a significant positive effect on this SA objective, as the allocations will combine to deliver the right amount of housing to meet Burnley's identified needs. The policy specifies for most of the allocated sites that a range of housing types will be

SA objective	Score	Justification
		provided and one site will include extra care/sheltered housing.
9. To reduce crime, disorder and the fear of crime	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective. The effects of new development on crime and fear of crime will depend on factors such as the design of the development and the incorporation of lighting which cannot be determined at this stage.
10. To increase social inclusion	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective. While there are links between the location of housing development and social exclusion in terms of access to services and facilities, this is addressed under SA objective 11 below.
11. To improve access to services, amenities and jobs for all groups	+	In general, the sites allocated for housing development through this policy will have positive effects on ensuring access to services and jobs, as they are generally well connected to the key community services that were assessed by Burnley Borough Council in the SHLAA. Although some of the allocated sites would result in the loss of publicly accessible green space, this is the case for only four of the 33 allocations. The allocation of the housing sites in this policy may also stimulate the provision of new services and facilities which could be used by existing as well as new residents. Overall, a minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	Most of the allocated sites included in this policy could have at least minor negative effects on this SA objective, with 12 sites being identified as having potentially significant negative effects due to the particularly close proximity of sites to designated heritage assets such as listed buildings and Conservation Areas. However, in all cases the effects are uncertain and will depend on the design of developments and the particular sensitivity of the heritage features nearby. Some of the site allocations in this policy make specific reference to heritage-related mitigation that will be required. Overall a potential but uncertain minor negative effect is identified for this SA objective.
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Most of the allocated sites included in this policy could have at least minor negative effects on this SA objective, with two sites being identified as having potentially significant negative effects due to the particularly close proximity of sites to designated biodiversity and geodiversity features. However, in all cases the effects are uncertain and will depend on the design of developments and the incorporation of mitigation such as green infrastructure. Some of the site allocations in this policy make specific reference to biodiversity-related mitigation that will be required. Overall a potential but uncertain minor negative effect is identified for this SA objective.
14. To protect and enhance the Borough's landscape and local character	-?	The allocation of over 30 sites for housing development throughout Burnley Borough could have negative effects on the quality and character of the landscape, particularly because approximately half of the sites allocated are on greenfield land. However, effects are uncertain and will depend on factors such as the design of the development, and policy HS1 does include landscape-related mitigation for a number of the site allocations, for example requiring tree planting to screen new development. Overall a potential but uncertain minor negative effect is identified for this SA objective.
15. To protect and improve environmental quality and	-	The allocation of housing sites through this policy could result in the loss of high quality soils, where development is proposed in areas of higher agricultural land quality. While around half of the sites

SA objective	Score	Justification
amenity		allocated are on greenfield land, most are outside of the areas of Grade 3 land (the highest quality land within the Borough) and so would have minor rather than significant negative effects.
16. To mitigate and adapt to climate change	-	The allocation of sites for housing development through this policy could affect the achievement of this SA objective by leading to development on greenfield land which would reduce infiltration and increase the risk of flooding, particularly if sites are in high flood risk areas. While the sites allocated through the policy are generally outside of high flood risk zones, 15 are likely to have minor negative effects because they are on greenfield land. A minor negative effect is therefore identified in relation to this SA objective, although the policy does also allocate a number of sites on brownfield land where permeable surfaces would not be lost through development.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	Approximately half of the sites allocated for housing development through this policy are expected to have a minor positive effect on this SA objective, as these sites are on brownfield land where there may be opportunities to reuse existing buildings and materials. A minor positive effect is therefore identified in relation to this SA objective, although the policy does also allocate a number of sites on greenfield land where such opportunities would not exist.
18. To increase energy efficiency	0	The allocation of housing sites through this policy will not have a direct effect on this SA objective. The effects of new housing development on energy efficiency will depend instead on the design of the development and on the practices used by residents.

HS2: Affordable Housing Provision

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	+	Seeking to ensure that there is a sufficient supply of good quality affordable housing in the Borough is likely to improve its image and appeal to prospective new residents, particularly young people, who may wish to move to the Borough. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	+?	Providing affordable housing is likely to improve the social conditions for those currently living in poor quality housing in the Borough, although the location of affordable new homes in relation to the most deprived urban areas is not yet known. A potential but uncertain minor positive effect is therefore identified.
4. To secure economic inclusion	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this objective.
7. To improve physical and mental health and reduce health inequalities	+	Providing good quality affordable homes should help to reduce fuel poverty and improve the living conditions of those who currently have low incomes and who live in poor quality inefficient housing. This would have benefits on health and wellbeing overall and a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The policy specifically relates to the provision of good quality affordable housing in the Borough. A range of measures are set out through which the Council will support the provision of affordable housing, and affordable housing will be required on all housing developments over a certain threshold. A significant positive effect is therefore likely.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	+	The policy would enable low income groups in the Borough to have access to decent homes that meet their needs. The policy also requires that new affordable housing should be designed to minimise indications of its tenure in order to facilitate inclusive communities. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy will not have a direct effect on this objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this objective.
14. To protect and enhance the Borough's landscape and local character	0	The policy will not have a direct effect on this objective.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this objective.
18. To increase energy efficiency	+?	The policy seeks to provide 'good quality' affordable housing in the Borough, which is assumed to extend to energy efficiency. A potential but uncertain minor positive effect is therefore identified.

HS3: Housing Density and Mix

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	+	Seeking to ensure that there is a mix of quality homes which meets people's specific needs is likely to attract and keep people in the Borough. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	+	The policy requires new developments of at least 40dph to be located within or close to town and district centres. Developments of this size are likely to attract more people to urban areas which would help to improve their vibrancy and vitality. A minor positive effect is therefore likely.
4. To secure economic inclusion	+	The policy seeks to deliver higher density development within town centres which would indirectly help to ensure good levels of accessibility to jobs for these residents via public transport compared to out of town sites. A minor positive effect is therefore likely.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy would deliver higher density development within town or district centres. These developments would generally be better served by public transport compared to out of town sites, which may encourage and enable more people to travel via non-car based modes of transport. A minor positive effect is therefore likely.
7. To improve physical and mental health and reduce health inequalities	+	Higher density development in town centres should mean that more people have opportunities for undertaking at least part of a journey on foot or by bicycle which would have benefits on health, because journeys to jobs, services and facilities are likely to be shorter. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource	++	The policy does not specify an amount of housing to be provided in Burnley; however it sets out criteria that will ensure that housing developed as a result of other Local Plan policies is appropriate for meeting

SA objective	Score	Justification
efficient and affordable housing		local needs. In particular, the policy requires that a range of housing types are provided. A significant positive effect is therefore likely.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	+	The policy would enable all groups of the Borough's population to have access to a range of housing types which would help to create inclusive and mixed communities. A minor positive effect is likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy will not have a direct effect on this objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy states that new housing development will need to make efficient use of land and be built at a density that is appropriate to its location and setting. This would help to protect the Borough's landscape and countryside setting and maintain local character. A minor positive effect is likely.
15. To protect and improve environmental quality and amenity	+	The policy seeks to ensure that new housing makes efficient use of land. This is likely to encourage the redevelopment vacant/disused land which otherwise could have adverse effects on visual amenity. A minor positive effect is likely.
16. To mitigate and adapt to climate change	+	The policy would deliver higher density development within town or district centres. These developments would generally be better served by public transport compared to out of town sites, which may encourage and enable more people to travel via non-car based modes of transport which would have benefits for reducing local emissions. A minor positive effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this objective as this would depend on design of housing which is not determined by this policy.

HS4: Housing Developments

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
disparities between local and sub-regional economic performance		
2. To develop and market the Borough's image	+	The policy requires that new developments should be high quality in their construction and design and that they contribute to open space provision, which is likely to contribute to the enhancement of the built environment which would have benefits for the Borough's image as a whole. A minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires new housing developments to make provision or contribute to the availability of open space and children's playspace. It states that open spaces should be multifunctional and be designed to provide or contribute to a wider network of green infrastructure. The provision of open space as part of new developments is likely to encourage outdoor leisure and recreation which has benefits for health and wellbeing. The policy also requires that 20% of developments of 10 dwellings or more should be designed to be adaptable to support changing physical needs of occupiers over their lifetime, including those with disabilities. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The primary purpose of the policy is to ensure the development of new high quality housing and open space in the Borough and to set out criteria to achieve this. A significant positive effect is therefore likely for this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy requires that the design of new housing should be in line with policy SP5 which states that the design of buildings should be done so with safety and security of occupants and passers-by in mind, helping to reduce crime and the fear of crime through natural surveillance. A minor positive effect is therefore likely.
10. To increase social inclusion	+	The policy requires that 20% of developments of 10 dwellings or more should be designed to be adaptable to support changing physical needs of occupiers over their lifetime, including those with disabilities. Open space should also be accessible by all. This would help to ensure that homes fully meet people's needs, particularly older people and the disabled. A minor positive effect is likely for this objective.

SA objective	Score	Justification
11. To improve access to services, amenities and jobs for all groups	+	The incorporation of open space into housing developments would provide opportunities for people to enjoy informal leisure and recreation close to home without the need to travel. A minor positive effect is likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The requirements of the policy to incorporate open space into new developments should improve the overall quality of the built environment, and potentially the setting of any nearby heritage assets. A minor positive effect is therefore identified.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy requires new housing developments to be served by adequate open space and provide or contribute to the wider green infrastructure network. The policy also requires that the design of open spaces is integrated well with existing habitats. The policy could therefore have indirect benefits for biodiversity in terms of habitat enhancement and the creation of habitat linkages, and a minor positive effect is likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires that new housing developments should be high quality in their construction and design and that open space design should retain important existing landscape character. This would help to protect the Borough's landscape and maintain local character. A minor positive effect is likely.
15. To protect and improve environmental quality and amenity	++	The policy seeks to ensure that the provision of open space does not cause a nuisance to nearby residents in terms of its usage. Open space should also be landscaped to a high design which may help to enhance residential visual amenity of neighbours. The policy also requires that new developments should provide appropriate levels of privacy for occupants and adjacent residents, setting out specific distances that should be adhered to. It also states that for larger schemes, planning applications should include a phasing plan which should include details of security measure which should demonstrate an acceptable standard of development and amenity for early residents and existing adjacent residents. A significant positive effect is therefore likely.
16. To mitigate and adapt to climate change	+	The policy seeks to ensure that open space is designed to be multifunctional for example by contributing to the provision of SuDS which would help to manage flood risk. A minor positive effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this objective.
18. To increase energy efficiency	+	The policy requires that new housing developments should be high quality in their construction and design in accordance with SP5 which includes ensuring that homes are energy efficient. A minor positive effect is therefore likely.

HS5: House Extensions and Alterations

SA objective	Score	Justification
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SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	+	The policy requires that extensions and alterations, including roof extensions, to existing houses should relate well to the original building and should be high quality in terms of their construction and design whilst respecting the architectural characteristics, scale and detailing of the host building. This would ensure that the quality of the built environment including street scene is maintained which would benefit the Borough's image as a whole. A minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy's requirement that house extensions and alterations, including roof extensions, do not pose a danger to pedestrians, cyclists or vehicles could benefit health and safety in the Borough. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy requires that extensions or alterations to houses should reflect the original design of the building and should be high quality in their construction and design. It also requires that the design respects the architectural characteristics, scale and detailing of the host building. This should improve the overall quality of the built environment, and potentially the setting of any nearby heritage assets. A minor positive effect is therefore likely.

SA objective	Score	Justification
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires that extensions or alterations to houses should reflect the original design of the building and should be high quality in their construction and design, whilst respecting the architectural characteristics, scale and detailing of the host building . This would ensure that local character, distinctiveness and sense of place is maintained and that new development does not detract from the street scene. A minor positive effect is likely.
15. To protect and improve environmental quality and amenity	+	The policy states that extensions or alterations to houses should not have an adverse effect on the amenity of neighbours in terms of overlooking, lack of privacy, reduction in daylight and the loss of private amenity space. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this objective.
18. To increase energy efficiency	+	The policy requires that new housing extensions or alterations should be high quality in their construction and design in accordance with SP5 which includes ensuring homes are energy efficient. A minor positive effect is therefore likely.

HS6: Agricultural Workers' Dwellings

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this objective.
3. To reduce deprivation in urban and rural areas	+	The policy sets out that rural agricultural workers' dwellings will be permitted provided that a number of criteria are met. The provision of homes for agricultural workers would support and encourage the growth of rural agricultural businesses in the Borough and a minor positive effect is likely for this objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The policy addresses the housing need of agricultural workers in the Borough. As the need for housing is focussed on this specific group, a minor positive effect rather than a significant positive effect is likely.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy will not have a direct effect on this objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires new agricultural dwellings to be well related to existing buildings and dwellings. This would help to protect the landscape and character of the Borough's countryside. In addition, the policy in general is seeking to avoid inappropriate new development in the open countryside by ensuring that proposals meet the identified criteria. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy seeks to ensure that, where there is a need for new dwellings on agricultural premises, there are no existing dwellings that could be used as suitable alternatives. This would seek to limit construction waste production through the use of existing buildings where possible and a minor positive effect is likely.

SA objective	Score	Justification
18. To increase energy efficiency	0	The policy will not have a direct effect on this objective.

HS7: Gypsy and Traveller Site Allocations

Note that this policy only allocates one Gypsy and Traveller site (GT1: Site at Oswald Street, Burnley); therefore the likely effects of that site allocation are shown in the matrix below as well as in the SA matrix for the site allocation in **Appendix 10**. All of the content of policy HS7 relates to the allocation of that site.

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of a Gypsy and Traveller site will not have a direct effect on local economic performance. Development of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of this site allocation on this SA objective is negligible.
2. To develop and market the Borough's image	++	Gypsy and Traveller sites are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway, but is within a defined regeneration area, and therefore a significant positive effect can be expected in terms of enhancing the quality of the built environment. This is based on an assumption that sites would be well-designed and maintained.
3. To reduce deprivation in urban and rural areas	0	The allocation of a new Gypsy and Traveller site is not expected to have a direct effect on reducing deprivation in urban and rural areas; therefore a negligible effect is expected.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which Gypsy and Traveller sites will not affect. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The allocation of a Gypsy and Traveller site will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	-	This site is not within 400m of a bus stop or 800m of a train station; therefore a minor negative effect is likely.
7. To improve physical and mental health and reduce health inequalities	++	This site is within 1,200m of a GP surgery and is within 400m of a defined on or off road cycle route; therefore a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	Gypsy and Traveller sites in any location would be expected to have a positive effect on this objective as they will contribute to meeting the identified need for Gypsy and Traveller sites in the borough. This site has capacity to provide five permanent pitches and so is likely to have a significant positive effect.
9. To reduce crime, disorder and the fear of crime	0	The allocation of a new Gypsy and Traveller site is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects this site allocation are negligible.

SA objective	Score	Justification
10. To increase social inclusion	0	The allocation of Gypsy and Traveller sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, this site allocation will have a negligible effect on this objective.
11. To improve access to services, amenities and jobs for all groups	++	This site is within 1,200m of a primary school, GP, shop and community facility and is within 30 minutes public transport travel time of key borough services; therefore a significant positive effect is likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is within approximately 740m of Canalside Conservation Area to the south east, and the listed New Hall Bridge is within 100m to the east. Therefore, this site has the potential for a significant negative effect on heritage. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is within a woodland ecological network and a grassland ecological network. Approximately 670m to the south east of this site is Brun Valley Forest Park Local Nature Reserve. This may lead to a minor negative effect on this SA objective. However, a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy incorporates some mitigation, stating that an ecological survey will be required to accompany any planning application.
14. To protect and enhance the Borough's landscape and local character	0	This site is outside of the Green Belt and is on brownfield land. A negligible effect is therefore most likely.
15. To protect and improve environmental quality and amenity	+	This site is on brownfield land; therefore a minor positive effect on this SA objective is likely.
16. To mitigate and adapt to climate change	0	The site is on brownfield land outside of flood zones 2, 3a and 3b and is therefore likely to have a negligible effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.

HS8: Gypsy and Traveller Site Criteria

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this objective.
4. To secure economic inclusion	+	The policy requires new Gypsy and Traveller sites to be closely related to the development boundaries in Burnley Borough which would provide opportunities for the Gypsy and Traveller community to access jobs which tend to be concentrated in those locations. A minor positive effect is likely.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy states that Gypsy and Traveller sites should be located within close proximity of services and community facilities where possible. This may help to enable the use of more sustainable forms of transport including walking and cycling and a minor positive effect is likely.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires that new Gypsy and Traveller sites should not be subject to physical constraints that would impact upon health, safety and general wellbeing. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+/-?	The policy states that proposals for new Gypsy and Traveller sites will be favourably considered whereby they meet a number of criteria, thereby meeting future Gypsy and Traveller accommodation needs. However, the policy sets out where new Gypsy and Traveller sites will not be permitted including in the Green Belt and on best and most versatile agricultural land which could be potentially restrictive to new sites coming forward. A mixed effect is therefore likely overall although the potential negative effect is uncertain.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	+	The policy requires new Gypsy and Traveller sites to be closely related to the development boundaries in Burnley Borough which would help to create mixed and inclusive communities and ensure that the Gypsy and Traveller communities are not segregated.
11. To improve access to services, amenities and jobs for all groups	+	One of the criteria that the policy requires new Gypsy and Traveller sites to comply with is that they should be in close proximity to community services and facilities including schools, GPs and shops. A

SA objective	Score	Justification
		minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy requires that Gypsy and Traveller sites should be integrated well within the local townscape. This should improve the overall quality of the built environment, and potentially the setting of any nearby heritage assets. A minor positive effect is therefore likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy restricts new Gypsy and Traveller sites being located within a SSSI, SAC or SPA and seeks to ensure that new sites do not have an adverse effect on locally important nature conservation sites. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to ensure that new Gypsy and Traveller sites do not have adverse effects on the quality and character of the landscape or townscape which would help to maintain the Borough's distinct character and identity. In addition, the policy requires sites to be well-located to development boundaries and it restricts new sites being located in the Green Belt. A minor positive effect is likely.
15. To protect and improve environmental quality and amenity	+	The policy requires that new Gypsy and Traveller sites do not cause adverse effects on the amenity of occupants or neighbouring residents or businesses in terms of noise, privacy, smell, noise or vibration. The policy also restricts new sites from being located on best and most versatile agricultural land. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy seeks to ensure that new Gypsy and Traveller sites are served by adequate waste disposal facilities. This would help to ensure that waste is disposed of appropriately and should encourage recycling, and a minor positive effect is likely.
18. To increase energy efficiency	0	The policy will not have a direct effect on this objective.

HS9: Gypsy and Traveller Site Occupancy Condition

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
4. To secure economic inclusion	0	The policy will not have a direct effect on this objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The policy will safeguard pitches for those leading, or intending to resume, a nomadic lifestyle rather than allocations being used to accommodate unmet need from other areas, or demand from non-Traveller households. A minor positive effect rather than a significant positive effect is likely for this SA objective as the policy relates to the provision of accommodation for a specific group of people.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this objective.
10. To increase social inclusion	+	Restricting approved Gypsy and Traveller sites from being used by non-Traveller households would help to maintain mixed and inclusive communities within the Borough and ensure that the Gypsy and Traveller community has a sense of belonging. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy will not have a direct effect on this objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this objective.
14. To protect and enhance the Borough's landscape and local character	0	The policy will not have a direct effect on this objective.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this objective.

SA objective	Score	Justification
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this objective.

Economy and Employment Policies

EMP1: Employment Allocations

Note that the SA matrices for the employment sites allocated in this policy can be found in **Appendix 10**.

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	The allocation of 14 sites for employment development in Burnley Borough will have a significant positive effect on the Borough's economy, by ensuring that there is a suitable number and range of high quality employment sites to attract inward investment.
2. To develop and market the Borough's image	+	The 14 employment sites allocated in this policy include five that are either within or very close to a key gateway into the Borough, or that are within a defined regeneration area. High quality new development in those areas will have a positive effect on the Borough's image. The remaining nine employment site allocations are located away from those areas and so will have negligible effects on this SA objective; therefore a minor positive effect is considered likely overall.
3. To reduce deprivation in urban and rural areas	+	Seven of the 14 employment sites allocated could have significant positive effects on this SA objective, while most of the others would have minor positive effects. This is because the policy allocates sites that are close to the most deprived areas in the Borough (Decile 1 IMB areas) where nearby new development could reduce deprivation by offering new job opportunities. Overall a minor positive effect is likely.
4. To secure economic inclusion	+	Most of the allocated sites included in this policy would have minor positive effects on this SA objective as the sites are generally within walking distance of areas of high unemployment, or sustainable transport links that could provide connections with those areas.
5. To develop and maintain a healthy labour market	++?	All of the allocated sites would have at least minor positive effects on this objective, with two sites having potential significant positive effects. In all cases, the effects are uncertain as the nature of the opportunities for work-based learning and skills development that may come forward at the sites is not yet known. The overall quantum of employment land allocated through this policy could combine to have a significant positive effect.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The effects of the allocated sites included in this policy on sustainable transport are quite mixed. Five of the fourteen sites would have significant positive effects as they would offer particularly good opportunities to commute via bus, rail or cycling/walking, while two sites would offer very limited opportunities and so would have minor negative effects. Overall, considering the range of effects of the allocated sites, a minor positive effect is likely.
7. To improve physical and mental health and reduce health inequalities	+	Almost all of the allocated sites included in this policy would have minor positive effects on health. While employment site allocations would generally not significantly affect this objective, most of the sites offer opportunities to commute via bicycle or on foot (particularly those where the policy specifies that new links would be provided as part of the development) which would benefit health.

SA objective	Score	Justification
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The employment site allocations in this policy will not have a direct effect on this SA objective. Although one of the sites allocated (George Street Mill) would have a minor positive effect because the site would incorporate some residential development alongside employment land, overall the effects of the policy are expected to be negligible.
9. To reduce crime, disorder and the fear of crime	0	The employment site allocations in this policy will not have a direct effect on this SA objective. The effects of development on crime and fear of crime will depend on factors such as the design of development and the incorporation of lighting which is not known at this stage.
10. To increase social inclusion	0	The location of new development will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	Most of the sites allocated in this policy will have a minor positive effect on access to jobs because they are within walking distance of residential areas, from which people would be able to access jobs at the allocated sites. Overall, a minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	Out of the 14 sites allocated in this policy, six could have significant negative effects on the built environment due to their proximity to designated heritage assets which could be adversely affected by development. In a number of other cases, allocated sites are very close to heritage assets but the policy includes specific mitigation for this type of effect. Overall, this policy could have a significant negative effect although this is uncertain depending on the design of the development that eventually comes forward at the sites.
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Nine of the 14 allocated sites included in this policy are likely to have at least minor negative effects on biodiversity and geodiversity, because they are within 1km of biodiversity designations. In one case the effect could be significant; however in several cases the policy specifies mitigation measures. In all cases, effects are uncertain as they will depend on the detailed development proposals that eventually come forward at each site.
14. To protect and enhance the Borough's landscape and local character	-?	The effects of the allocated employment sites on the landscape are largely uncertain at this stage as effects will depend on factors such as the specific design of development that comes forward within the sites. However, because most of the sites are on greenfield land, negative effects are identified in most cases. These effects are generally minor as most of the sites are relatively small and are outside of the Green Belt, and in a number of cases the policy includes mitigation relating to the landscape impacts of the sites.
15. To protect and improve environmental quality and amenity	-	Most of the allocated employment sites are expected to have negative effects on this SA objective as a result of being on greenfield land where new development would lead to the loss of soils, but in most cases the effects are minor as the allocated sites are not in areas of high quality agricultural land. Overall a minor negative effect is therefore expected.
16. To mitigate and adapt to climate change	-	Most of the allocated employment sites are expected to have minor negative effects on this SA objective as a result of being on greenfield land which is outside of flood zone 3b - while the policy directs most employment development away from high flood risk areas, development on greenfield land could increase flood risk by resulting in the loss of permeable surfaces. A minor negative effect is therefore likely.

SA objective	Score	Justification
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	Most of the allocated employment sites are on greenfield land and so would not offer opportunities for reusing existing buildings and materials on site, although there are four of the fourteen sites that are on brownfield land. Effects of new development on this objective will be mainly determined by factors such as onsite waste management practices which cannot be determined at this stage. A negligible effect is therefore likely overall.
18. To increase energy efficiency	0	The allocation of new employment sites will not have a direct effect on this SA objective as effects will instead be determined by factors such as the design of developments, rather than their location. A negligible effect is therefore likely.

EMP2: Protected Employment Sites

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	Safeguarding the identified existing employment sites will have a significant positive effect on the local economy as it will ensure that sufficient employment sites remain available in the Borough. The identified sites have been included in the policy because they provide good quality and flexible employment land.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	+	Safeguarding the identified employment sites will have a minor positive effect on reducing deprivation in the Borough as it will help to prevent the loss of these sites and the associated jobs.
4. To secure economic inclusion	+	Safeguarding the identified employment sites will have a minor positive effect on economic inclusion as it will help to prevent the loss of these sites and the associated jobs.
5. To develop and maintain a healthy labour market	+	The policy is expected to have a minor positive effect on the local labour market as safeguarding the identified existing employment sites will retain the associated jobs, along with any work-based training opportunities that also exist within those sites.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	Safeguarding the identified employment sites will have a minor positive effect on reducing the need to travel as this approach will help to ensure that adequate employment sites are available in Burnley Borough, preventing more people needing to commute longer distances for work.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this SA objective.
11. To improve access to services,	+	The policy will have a minor positive effect on this SA objective as it protects existing employment sites

SA objective	Score	Justification
amenities and jobs for all groups		and the associated jobs, thereby improving access to employment for the Borough's residents.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in new development which could otherwise impact upon the built environment including cultural heritage.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in new development which could otherwise impact upon sensitive biodiversity sites and features.
14. To protect and enhance the Borough's landscape and local character	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in new development which could otherwise impact upon the quality and character of the landscape.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in new development which could otherwise impact upon the quality of the local environment or amenity.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in new development which could increase emissions from built development or from an associated increase in vehicle traffic.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective. As it relates to protecting existing employment sites, this approach will not result in an increase in waste generation.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

EMP3: Supporting Employment Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	The policy will enable the expansion, upgrading or establishment of new businesses within the Borough in appropriate locations which would attract business investment. The policy also seeks to discourage the loss of sites for employment uses by setting criteria under which this would be permitted. A significant positive effect is therefore likely.
2. To develop and market the Borough's image	+	The policy seeks to ensure that new employment development is sympathetic to the landscape and townscape and protects the environment as a whole, which will benefit the image of the Borough. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	+?	Whilst the policy seeks to encourage the development of new businesses which will stimulate investment in the Borough, the location of employment sites in relation to the most deprived areas of the Borough is not yet known. A potential but uncertain minor positive effect is therefore identified.
4. To secure economic inclusion	+?	The policy seeks to encourage the development of new businesses which will stimulate investment in the

SA objective	Score	Justification
		Borough, however the location of sites is not determined by this policy and levels of accessibility to new employment sites is therefore not known at this stage. A potential but uncertain minor positive effect is therefore identified.
5. To develop and maintain a healthy labour market	+	The policy seeks to encourage the establishment of new businesses thus creating job opportunities whilst restricting the loss of employment sites. A minor positive effect is therefore likely.
6. To reduce the need to travel and increase the use of sustainable transport modes	?	The location of new employment developments in the Borough has not been established by this policy and so it is not known to what extent any new employment developments may be accessible via sustainable transport. Therefore, an uncertain effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective. The effects of new employment development on health will be determined by factors such as how easy it is to walk or cycle to employment sites; something which cannot be determined by this policy.
8. To improve access to a range of good quality, resource efficient and affordable housing	+?	Whilst the policy seeks to restrict the loss of employment sites to other uses, this may be allowed should the specified criteria set out be met. Employment sites could, therefore, be permitted for housing use although this is uncertain. A potential but uncertain minor positive effect is therefore identified.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy seeks to promote the expansion, upgrading or establishment of new businesses in the district whilst limiting the loss of employment sites to other uses, all of which would provide and maintain access to jobs. A minor positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy specifically seeks to ensure that new business development does not have an adverse effect on townscape which is likely to ensure that the setting of built heritage features within the vicinity of new developments is protected. New business development on vacant or brownfield sites may also help to enhance the setting of nearby heritage assets although this would be determined once development proposals come forward. A minor positive effect is therefore likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy seeks to ensure that new business development does not result in adverse effects on the environment which is assumed to include effects on biodiversity. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy states that new business development will be supported whereby it does not individually or cumulatively have an adverse effect on the landscape or townscape. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	+	The policy states that new business development will be supported where it does not have an unacceptable impact on residential amenity or the environment, which is assumed to include general environmental quality. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	+?	The policy sets out that nature and operation of new employment development should not have an unacceptable effect on the environment which is assumed to include greenhouse gas emissions, however the policy does not determine the location of employment sites and so it is uncertain if new development would be near to existing transport infrastructure, which if not, could result in high levels of car use for

SA objective	Score	Justification
		commuting and increased emissions. Therefore the extent of car use will depend on the location of development. A potential but uncertain minor positive effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+?	The policy allows for the redevelopment of employment sites where certain criteria are met and this could benefit waste generation by allowing the reuse of existing buildings and materials. A potential minor positive effect is therefore identified although this is uncertain depending on whether such opportunities do in fact come forward.
18. To increase energy efficiency	0	The policy is likely to have a negligible effect on this SA objective as effects will be determined by factors such as the design of employment developments which is not yet known.

EMP4: Office Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy seeks to avoid the loss of office development sites in town centres which would help to attract business investment in the Borough. In addition, the policy allows for the change of use of town centre office sites where they are proven to be economically unviable. A minor positive effect is therefore likely.
2. To develop and market the Borough's image	+?	The policy allows for the change of use of office sites in town centres to non-town centre uses provided that strict criteria are met. The redevelopment of office sites that have been vacant or are derelict, for example, could help to benefit the image of the Borough. A potential but uncertain minor positive effect is identified as it is not known whether proposals for redeveloping poor quality and vacant town centre offices to alternative uses will come forward.
3. To reduce deprivation in urban and rural areas	+	The policy seeks to focus office development within town centres whilst restricting development outside district centres. This is likely to help maintain the vitality and viability of town centres and a minor positive effect is likely.
4. To secure economic inclusion	+	The policy seeks to locate office development within town centres which would help to ensure good levels of accessibility to jobs via public transport compared to out of town sites. A potential minor positive effect is therefore identified.
5. To develop and maintain a healthy labour market	+	The policy seeks to restrict the loss of office development sites in town centres, thus helping to create and maintain accessible jobs in the Borough. A minor positive effect is therefore likely.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The main aim of the policy is to focus office development within town centres whilst discouraging new office development outside town centres. Office development in town centres would be generally better served by public transport compared to out of town sites, which may encourage more people to commute via non-car based modes of transport. A minor positive effect is therefore likely.
7. To improve physical and mental health and reduce health inequalities	+?	Focussing new office development in town centres might offer better opportunities for undertaking at least part of a journey on foot or by bicycle which would have benefits on health. A potential but uncertain minor positive effect is therefore identified as the location of office developments is not known.
8. To improve access to a range	+?	The primary aim of the policy is to encourage office development to be focussed in town centres;

SA objective	Score	Justification
of good quality, resource efficient and affordable housing		however it also allows for a change of use of upper floor offices in town centres to residential use provided that strict criteria are met. The policy potentially allows for the development of housing in town centres, albeit a limited amount, An uncertain minor positive effect is likely for this objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The primary aim of this policy is to focus office development within town centres which would provide good access to jobs given that town centres are generally served by a good public transport network compared to more outlying sites. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+?	The policy allows for the change of use of office sites in town centres to non-town centre uses, provided that strict criteria are met. The redevelopment of office sites that have been vacant or are derelict could help to enhance the setting of nearby heritage assets, although this is dependent on location, as well as enhancing the quality of the built environment. A potential but uncertain minor positive effect is therefore identified.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+?	The policy seeks to limit the spread of office development outside town centres where there are likely to be more sensitive ecological sites which could be under pressure from development. A minor positive effect is therefore likely, although this is uncertain as urban areas can still harbour valuable biodiversity.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to ensure that office development is directed primarily to town centres whilst discouraging office development outside of town centres which would help to reduce adverse impacts on sensitive landscapes by focussing built development in urban areas.
15. To protect and improve environmental quality and amenity	+	Office development focussed in town centres would encourage the use of public transport for commuting, thus reducing levels of car use and the associated air pollution. The policy also allows for, under certain circumstances, the change of use of office development in town centres to non-town centre uses which would help to reduce the amount of vacant sites, thus helping to improve visual amenity. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	+	The policy states that new office development will be primarily focussed within town centres and seeks to discourage new office developments outside district centres. Office development focussed in town centres would enable the use of public transport for commuting, thus reducing levels of car use and the associated emissions.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+?	The policy allows for the change of use of office development premises in town centres to non-town centre use where certain criteria are met. This could benefit waste generation by allowing the reuse of existing buildings and materials, although it is uncertain how many proposals for changes of use would come forward given the strict criteria. A potential but uncertain minor positive effect is therefore likely.
18. To increase energy efficiency	0	The policy is likely to have a negligible effect on this SA objective as effects will be determined by factors such as the design of office developments which is not yet known.

EMP5: Rural Business and Diversification

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	Rural diversification of businesses, including tourism, would help to diversify the Borough's economy and encourage investment. A minor positive effect is therefore likely.
2. To develop and market the Borough's image	+	The policy seeks to ensure that rural diversification of business is at a scale that is in keeping with the character of the area in which it located, which will benefit the image of the Borough on the whole. Rural diversification may also lead to tourism related activity which would promote the Borough as a destination for visitors. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	+	The main aim of the policy is to provide a framework for when the diversification of business in rural areas will be appropriate. This would support and encourage the growth of rural businesses and rural diversification and a minor positive effect is likely.
4. To secure economic inclusion	+	The policy seeks to provide a framework for when rural business diversification is appropriate, which would ensure that those living in rural areas of the Borough have improved opportunities to access jobs. In addition, the policy is supportive of appropriate home working enterprises. A minor positive effect is therefore likely.
5. To develop and maintain a healthy labour market	+	Rural diversification of business, including tourism, would help to provide a broad range of jobs and employment opportunities in the Borough. A minor positive effect is therefore likely.
6. To reduce the need to travel and increase the use of sustainable transport modes	-?	Diversification of rural businesses may encourage people to drive should access to public transport not be as readily available in rural areas. A potential but uncertain minor negative effect is identified, as the location of new businesses in relation to public transport and walking and cycling networks cannot be determined at this stage.
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective. The effects of new employment development on health will be determined by factors such as how easy it is to walk or cycle there; something which cannot be determined at this stage.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy relates to rural diversification of business, therefore a negligible effect is likely for this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective. The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy.
10. To increase social inclusion	+	The policy would enable people living in rural areas of the Borough to have better access to jobs and facilities which otherwise may have been more difficult. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	+	The policy provides a framework for the diversification of rural business which would provide people living in rural areas with better opportunities to access jobs rather than having to commute elsewhere. A minor positive effect is therefore likely.
12. To protect and enhance the	+?	The policy seeks to ensure that rural development is well related to existing groups of buildings. This is

SA objective	Score	Justification
built environment and cultural heritage, including archaeological assets		likely to help protect and enhance the setting of built heritage assets in rural areas, and a minor positive effect is likely, although this is uncertain given that the location of new development in relation to cultural heritage assets is not yet known.
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	Development in the countryside has the potential to lead to encroachment into areas which are more sensitive in terms of habitats and species. A potential minor negative effect is therefore identified although this is uncertain as the location of new development in relation to sensitive biodiversity and geodiversity features is not yet known.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires that the scale of new rural businesses is in keeping with the character of the landscape and that developments are well related to existing buildings or close to settlement boundaries. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	+/-?	The policy seeks to ensure that new or extended rural businesses do not have an unacceptable impact on residential amenity. However, new businesses in the countryside are less likely to be well served by public transport compared to developments in town centres which could result in the use of cars for commuting thus increasing the release of pollutants. The policy does, however, seek to manage the level of traffic generated and ensure that the local highway has capacity to accommodate this. Overall, a mixed effect is therefore likely.
16. To mitigate and adapt to climate change	-?	New businesses in the countryside are less likely to be well served by public transport which could result in the use of cars for commuting, thus increasing the release of greenhouse gas emissions. An uncertain minor negative effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	All scales of development in the Borough will result in an increase in waste generation; however effects will depend largely on onsite practices used which cannot be determined now. A negligible effect is therefore likely.
18. To increase energy efficiency	0	The policy is likely to have a negligible effect on this SA objective as effects will be determined by factors such as the design of rural business premises which is not yet known.

EMP6: Conversion of Rural Buildings

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	The policy states that the conversion of rural buildings should not adversely affect the character, rural setting and appearance of the surrounding landscape which would benefit the image of the Borough as a whole and a minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.

SA objective	Score	Justification
4. To secure economic inclusion	+?	The policy potentially allows for the reuse of existing rural buildings as employment space which would enable business start-ups; however this cannot yet be determined. An uncertain minor positive effect is therefore identified.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy would not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy would not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+?	The policy potentially allows for the reuse of existing rural buildings for housing; however this cannot yet be determined and it is likely that any new housing provision as a result would be on a small scale. An uncertain minor positive effect is therefore identified.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy seeks to ensure that architectural or historical features of rural buildings are maintained during conversion. A minor positive effect is therefore likely for this objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy seeks to ensure that the conversion of rural buildings safeguards roosting or nesting habitats of protected species. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy states that the conversion of rural buildings should not adversely affect the character, rural setting and appearance of the surrounding landscape. A minor positive effect is therefore likely for this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy states that the conversion of rural buildings should not adversely affect the character, rural setting and appearance of the surrounding landscape which would benefit amenity. The reuse of existing buildings could have benefits on residential visual amenity if sites have been derelict or vacant.
16. To mitigate and adapt to climate change	0	The policy would not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the	+	The policy would reduce the amount of construction waste generated in the Borough by allowing the reuse of existing buildings and materials, although this would be on a small scale. A minor positive

SA objective	Score	Justification
sustainable management of waste.		effect is likely.
18. To increase energy efficiency	0	The policy is likely to have a negligible effect on this SA objective as effects will be determined by factors such as the design of conversions which is not yet known.

EMP7: Equestrian Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	The policy states that equine related development should not adversely affect the character of the rural landscape or cause harm to visual amenity which would benefit the image of the Borough as a whole and a minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy would not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy would not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy allows for appropriate equestrian development which would have positive benefits to health by encouraging physical exercise. A minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy would not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.

SA objective	Score	Justification
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+?	The policy seeks to ensure that equestrian development is well related to the rural landscape. This is likely to help protect and enhance the setting of built heritage assets in rural areas, and a minor positive effect is likely, although this is uncertain given that the location of new development in relation to cultural heritage assets is not yet known.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy would not have a direct effect on this SA objective.
14. To protect and enhance the Borough's landscape and local character	++	The policy seeks to ensure that equestrian development is well related to the rural landscape and existing farm buildings, is well screened and does not cause harm to the openness or rural character of the area. Construction materials should also be appropriate to the local area. A significant positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	+	The policy seeks to ensure that equestrian development (including ancillary development) is well related to the rural landscape and does not cause harm to visual amenity, including through inappropriate floodlighting. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	0	The policy would not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	All scales of development in the Borough will result in an increase in waste generation; however effects will depend largely on onsite practices used which cannot be determined now. A negligible effect is therefore likely.
18. To increase energy efficiency	0	The policy is likely to have a negligible effect on this SA objective as effects will be determined by factors such as the design of equestrian related developments which is not yet known.

Retail and Town Centre Policies

TC1: Retail Hierarchy

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	++	The policy seeks to focus retail development within the larger centres of the Burnley (i.e. Burnley Town and Padiham). The provision of retail development within town centres over out of town locations is

SA objective	Score	Justification
		expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to a high number of residents. A significant positive effect is therefore expected on this SA objective.
4. To secure economic inclusion	+	The policy puts in place a retail hierarchy in the Borough which would guide larger retail schemes to the towns of Burnley and Padiham. As such it would mean the creation of a higher number of employment opportunities at locations which are likely to be accessible to a large portion of local residents by existing public transport links. A minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	+	The establishment of a retail hierarchy in the Borough which focuses this type of development in areas which are accessible to a large number of residents will likely provide employment opportunities. The range of these employment opportunities is likely to be limited to the retail sector and other uses associated with town centre growth (e.g. A3 use class restaurants and cafés) however. As such the positive effect on this SA objective is likely to be minor.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy would result in more retail development being provided within the towns of Burnley and Padiham where sustainable transport links are better. As such, residents may be encouraged to make use of non-car based modes of transport when accessing retail development and a significant positive effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy would focus retail development in the Borough within the identified larger centres. As such this would result in the provision of this type of development in close proximity to a large portion of local residents thus potentially encouraging the use of more active modes of transport by those accessing this development. This would be of benefit to peoples' health and well-being and as such a minor positive effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The policy would result in the provision of the majority of retail development within the more developed areas of the Borough which are expected to be more accessible to a greater number of residents, particularly by public transport. This development would include some convenience shops and larger stores which could be seen to provide a service to the local community. A significant positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	A negligible effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-	0	A negligible effect is expected on this SA objective.

SA objective	Score	Justification
diversity		
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	0	A negligible effect is expected on this SA objective.
16. To mitigate and adapt to climate change	+	The policy would result in the majority of new retail development in the Borough being provided within the larger towns. Given that these areas will be more accessible by sustainable transport links this approach may encourage the use of non-car based modes of transport. A minor positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

TC2: Development within Burnley and Padiham Town Centres

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	++	The policy sets out where Main Town Centre Uses should be located as well as where proposals that require to be located in accordance with the sequential test. The policy also states that where an application fails to satisfy the sequential test or will have significant adverse effects on town centre viability then it will be refused. In addition, the policy requires that an impact assessment to consider impacts on the viability and vitality of town centres when development is proposed in out of town locations. This will have a significant positive effect on the viability and vitality of town centres in the Borough.
4. To secure economic inclusion	+	The policy would guide most retail, leisure and office development to the towns of Burnley Town and Padiham. As such it would focus the associated employment opportunities at more accessible locations taking into account public transport links. A minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	+	The policy would help to focus retail, leisure and office development in town centres where the associated jobs are accessible to a larger number of residents. The range of these employment opportunities would

SA objective	Score	Justification
		be spread across the retail and leisure sectors as well as office based employment opportunities. As such a minor positive effect on this SA objective is likely.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy would help to ensure that retail, leisure and office development is focussed within the towns of Burnley and Padiham where sustainable transport links are better. As such, residents may be encouraged to make use of these links when accessing jobs and services and a significant positive effect is expected on this SA objective. The positive effect is likely to be enhanced given that the policy also provides for some residential development within Burnley Town and Padiham Town Centres which would enable more people to live in close proximity to employment opportunities and services.
7. To improve physical and mental health and reduce health inequalities	+	The policy allows for limited residential development within Burnley and Padiham Town Centres. This would mean these new residents would be in very close proximity of existing services and facilities. This is expected to result in good access to healthcare facilities and may also enable people to walk and cycle given the relatively short distances to nearby facilities. A minor positive effect is therefore expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The policy allows for some residential development within Burnley and Padiham Town Centres provided it meets certain criteria. This should make a small contribution towards meeting the overall housing target of the Borough over the plan period. A minor positive effect is therefore expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The policy would result in the majority of retail development and other main town centre uses being focused within the more developed areas of the Borough which are expected to be more accessible to a greater number of residents, particularly by public transport. This is expected to include employment opportunities as well as essential services and facilities. The policy also allows for an amount of residential development within town centre locations and these properties are likely to be located in close proximity to existing employment opportunities and services and facilities. A significant positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy would encourage development within the central locations of Borough thus protecting town centres. By guiding development away from out of town locations this policy may result in a reduction of vacant units and 'dead' shopping frontage in the Borough's town centres. This should help to protect the character of the built environment and as such a minor positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and	0	A negligible effect is expected on this SA objective.

SA objective	Score	Justification
amenity		
16. To mitigate and adapt to climate change	+	The policy would focus the majority of new retail development and other town centre uses in the Borough within town centres. Given that these areas will be more accessible to a large number of residents by sustainable transport links this approach may reduce levels of car use. The policy also allows for an amount of residential development within town centre locations and given the close proximity of these areas to existing facilities and services new residents may choose to make use of more active modes of transport. A minor positive effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

TC3: Burnley Town Centre - Primary and Secondary Frontages

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	+	The policy will protect the primary shopping frontage and supporting secondary frontage within Burnley Town Centre. As such it will help to maintain the vitality of this area thus making it increasingly attractive as a destination for visitors, particularly for shopping. A minor positive effect is therefore expected on this SA objective.
3. To reduce deprivation in urban and rural areas	++	The policy protects primary and secondary frontages within Burnley Town Centre. These areas will be maintained for mostly retail uses and uses which are complimentary (such as café's, banks and pubs). This approach is likely to help maintain the vitality and viability of the town centre and a significant positive effect is expected on this SA objective.
4. To secure economic inclusion	+	The policy would protect retail uses and those uses deemed complimentary to this function within the primary and secondary frontages in Burnley Town Centre. The employment opportunities offered at these locations would be in close proximity to a large portion of the local population as such improving physical access to job in the Borough. A minor positive effect is therefore expected on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy protects the primary and secondary frontages within Burnley Town Centre. The policy would help to promote vitality and viability of the town centre location however employment opportunities within these areas would be limited in scope to retail and other complimentary uses. As such given that the level of employment opportunities created would be minimal a negligible effect is expected on this SA objective.
6. To reduce the need to travel	+	The policy seeks to focus retail and complimentary uses within the town centre where sustainable

SA objective	Score	Justification
and increase the use of sustainable transport modes		transport links are generally good; therefore a minor positive effect on this SA objective is expected.
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	+	The policy provides protection for retail uses within the primary and secondary frontages of Burnley Town Centre. An amount of development which is complimentary to retail use is, however, to be allowed within the town centre (20% in the primary frontage and 40% in secondary frontage). The Council has deemed that community uses will be complimentary and thus acceptable in these central areas. As such these locations and (facilities which may promote social interaction) will be highly accessible to a large number of local residents. A minor positive effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	This policy protects retail uses within the primary and secondary frontages of Burnley Town Centre. It would also allow a limited number of other uses which are deemed complimentary to retail use within these areas. Complementary uses are to include small office spaces and community uses. Given that the policy would provide some limited (mostly retail) employment opportunities and services in areas which are central and thus highly accessible to a large portion of local residents, a minor positive effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	A negligible effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	0	A negligible effect is expected on this SA objective.
16. To mitigate and adapt to climate change	+	The policy will protect retail uses within Burnley Town Centre at the identified primary frontages and secondary frontages. Development which is complementary to retail use (which includes community facilities and some smaller offices) is also to be allowed within these central areas to a limited extent. As

SA objective	Score	Justification
		such the policy would provide a limited number of employment opportunities (limited mostly to retail) and other services and facilities at central areas. This may enable residents to make journeys by more sustainable modes of transport and a minor positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

TC4: Development opportunities in Burnley Town Centre

Note that this policy allocates two Town Centre development sites, although one is a cross reference to a site which is allocated primarily under policy EMP1 (EMP1/8: Thompson Centre) and only one is an original site allocation (TC4/1: Former Pioneer, Curzon Street). Therefore the likely effects of that site allocation are shown in the matrix below as well as in the SA matrix for the site allocation in **Appendix 10**. All of the content of policy TC4 relates to the allocation of that site.

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	This site would have a positive effect on this objective as it would incorporate employment development; however as the site is relatively small (1.65ha) a minor rather than significant positive effect is expected as the site will provide fewer job opportunities and fewer opportunities for economic growth compared to larger sites.
2. To develop and market the Borough's image	++	The site is on brownfield land and is adjacent to a key gateway into Burnley and so new development here will enhance the quality of the built environment by reducing the number of vacant sites and buildings at key gateways. The policy specifies that development will be expected to reinforce the site's 'Key Gateway' role and notes that an opportunity exists to create a new townscape and a positive and appropriate relationship with surrounding buildings and spaces. The policy also requires that the development of the site proves an attractive and permeable edge to the town centre. As such, a significant positive effect is expected.
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area and so new development here may have a significant positive effect on improving conditions in that area by offering job opportunities. However, peoples' ability to access the jobs will be dependent on other factors, such as whether there are appropriately qualified people nearby, creating uncertainty. The site is also within Burnley Town Centre so positive effects on the viability and vitality of the town centre would be expected, as a result of the new development supporting businesses and services there.
4. To secure economic inclusion	+	As this site is located within an area of high unemployment, a minor positive effect is expected on increasing accessibility to jobs by increasing employment opportunities in those areas.
5. To develop and maintain a healthy labour market	+?	This site would have a positive effect on this objective as it would incorporate employment development; however as the site is relatively small (1.65ha) a minor rather than significant positive effect is expected

SA objective	Score	Justification
		as the site will provide fewer opportunities for work-based training and skills development compared to larger sites.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of bus stops and is within 800m of a railway station; therefore a significant positive effect on this SA objective is expected.
7. To improve physical and mental health and reduce health inequalities	++	This site is within 400m of a defined on or off road cycle route which could offer opportunities for people to cycle to and from work and other activities at the site, to the benefit of health. The central location of the site means that there should be generally good opportunities for walking and cycling and for residents of the housing to be provided at the site to access healthcare facilities and a significant positive effect is expected.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is proposed as a mixed commercial and residential development, and therefore a minor positive effect is expected to occur in relation to this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The allocation of this site for Town Centre development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, no likely effects are expected for this SA objective.
10. To increase social inclusion	0	The allocation of this site for Town Centre development will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are therefore expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	As this site is located within walking distance (600m) of residential areas in all directions, people living there will have improved access to services, facilities, and job opportunities. Due to uncertainties about the nature of the job opportunities that will be provided, the positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There are several listed buildings within very close proximity of this site, including one within approximately 20m to the east. In addition, the site is within 100m of Burnley Town Centre Conservation Area to the south and Top o' th' Town Conservation Area is within 165m to the east. Both of those areas contain a number of listed buildings. The development of this site may therefore lead to significant negative effects on adjacent listed building and negative effects on the setting of other nearby assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	The site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore a negligible effect on this objective is most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local	0	The effects of new development on the landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on previously developed land outside of the Green Belt, it is

SA objective	Score	Justification
character		likely to have a negligible effect on this SA objective. The policy includes measures seeking to ensure that the new development is in keeping with local character, stating that key buildings should use a palette of materials which includes high quality locally distinctive materials.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and will therefore avoid the loss of soils and would reduce the number of derelict or vacant sites in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is mainly outside of flood zones 3a or 3b (which would be inappropriate for Town Centre developments such as this) although there is a small area in the centre of the site. The policy includes mitigation, stating that to reduce flood risk, the opening up of the culverted section of the river within the site should be explored. The policy also requires that a site specific flood risk assessment is prepared. As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of this Town Centre site allocation on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land, it may offer more opportunities for re-using existing buildings and materials, and a minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation on this SA objective are negligible.

TC5: Weavers' Triangle

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy allows for the extension of town centre uses beyond the defined town centre boundaries of Burnley to the Weavers' Triangle. With this approach and through its historic setting the aim is to create positive critical mass at this location for business investment in the area. Although the policy does not specifically allocate land for business development in the Borough, a minor positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	++	The policy will promote a vibrant and sustainable mix of uses within the Weaver's Triangle. The policy also gives consideration to the appropriate use of heritage assets and requires that a link exists between the proposed use of a development and the overall heritage of the area. As such this approach can be seen to promote the area as a destination for visitors in particular as well as supporting the local historic built environment. The area is seen as a quality environment for new business investment and, given its national historic significance, a significant positive effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	+	The policy extends the acceptability of town centre uses within the Borough beyond central areas of Burnley to include the Weavers' Triangle. Although this may have an impact on the continued viability and vitality of the protected town centre in Burnley the effect is likely to be mitigated given that all applications of this nature should be accompanied by a planning statement detailing why they should be permitted as an exception to town centre policy. The policy also expressly requires that new

SA objective	Score	Justification
		development at Weavers' Triangle which is considered to be a town centre use should not undermine the overall town centre first approach. A minor positive effect is therefore expected on this SA objective given that it should help to protect the vitality and viability of town centre locations.
4. To secure economic inclusion	+	The policy aims to create positive critical mass at Weavers' Triangle through attracting a sustainable mix of uses to the area and protecting and enhancing it as a historically significant regeneration area. This is expected to give businesses the confidence to invest in the area and as such may encourage business start-up in this part of the Borough. A minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	+	The policy would allow for a sustainable mix of uses to be provided within the Weavers' Triangle. This is to include town centre uses as well as residential properties. Given that town centre uses will provide employment opportunities with some office and commercial provision (as per NPPF guidance) the policy would result in employment opportunities being located in close proximity to new residential properties within this area. As the policy is limited to a small area of Burnley a minor positive effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy supports the provision of residential properties and town centre uses within the Weavers' Triangle. The policy does not specifically support the provision of new sustainable transport links or encourage their use. However this approach may result in more residents making use of more active modes of transport instead of private car journeys given the close proximity of services and employment opportunities to residential development. A minor positive effect is therefore expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The policy would allow for a sustainable mix of development within the Weavers' Triangle to include residential and town centre uses. As such this policy would help to provide a small amount of housing which would contribute to meeting demand for 4,180 new homes in Burnley over the plan period. A minor positive effect is therefore expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy. A negligible effect is therefore expected on this SA objective.
10. To increase social inclusion	+	The policy would allow for town centre uses within the Weaver's Triangle when justification for such an approach is provided. Town centre uses, as per the guidance of the NPPF, are to include community uses and as such this policy may result in the provision of facilities which could encourage local social inclusion. A minor positive effect is therefore expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	A policy which provides for town centre uses and residential uses within the Weavers' Triangle would result in employment opportunities being provided in close proximity to residential areas meaning they are highly accessible. A minor positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural	++	The Weavers' Triangle is a historic manufacturing area of national significance. The policy requires that new development in the area is associated with the heritage of the Weavers' Triangle and that it will also

SA objective	Score	Justification
heritage, including archaeological assets		contribute to securing the viable future of a heritage asset. The policy goes on to state that in all cases proposals will be expected to be consistent with relevant heritage policies . As such the policy should help to maintain the established character of the area and also protect local heritage assets. A significant positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy would provide for town centre and residential use within the Weavers' Triangle area. Given the central location of this area it is unlikely to impact upon local biodiversity. The closest biodiversity sites to the Weavers' Triangle are Brun Valley Forest Park Local Nature Reserve to the north and Towneley Park and Timber Hill Local Nature Reserve to the east. Between these potentially sensitive sites and the Weavers' Triangle there is sufficient distance and significant amounts of development already present to reduce the potential for negative impacts of development within the area in question. A negligible effect is therefore expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires that all development proposals will be expected to be consistent with relevant design policies. This should help to ensure that new developments are in keeping with the local landscape and a minor positive effect is likely.
15. To protect and improve environmental quality and amenity	0	The policy is not expected to result in a significantly higher or lower amount of development within the Borough overall and as such is not expected to have a significant influence on local amenity, for example in terms of traffic or noise. The policy also does not influence the provision of development which might have a noticeable influence on local environmental quality, for example in terms of providing for heavy industries which might create pollutants. A negligible effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	+	The policy supports the provision of both residential uses and town centres uses within Weavers' Triangle provided that there is no negative impact on the town centre approach and that proposals meet a number of other requirements. This approach would mean the provision of residential properties in close proximity to employment opportunities and services which fall within the definition of town centre uses (such as office, commercial and community uses as per the NPPF). The close provision of residential properties and employment opportunities and services may enable residents to make reduced numbers of journeys by private car to the benefit of local greenhouse gas emissions. A minor positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency in the Borough will be dependent upon new building design and the encouragement of use of renewable energy sources within these new properties. A negligible effect is therefore expected on this SA objective.

TC6: District Centres

SA objective	Score	Justification
1. To exploit the growth potential	+	The policy relates to District Centres within the Borough where community uses and suburban retail

SA objective	Score	Justification
of business sectors and reduce disparities between local and sub-regional economic performance		facilities are to be provided. As such this policy may help to retain commercial uses in the district centres which may have a positive impact on the provision of local investment and employment opportunities. It is recognised that any investment would mostly be impacted upon by the provision of employment land within Burnley and therefore the positive effect on this SA objective is expected to be minor.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	+	The policy provides guidance in relation to development which is acceptable at the District centres in the Borough. This is to include suburban retail uses and community uses but is to complement uses within the town centre and is required to be of an appropriate scale in relation to uses at a central location. As such this approach is not expected to adversely affect the vitality and viability town centres in the Borough and may help to avoid the decline of local district centres. A minor positive effect is therefore expected on this SA objective.
4. To secure economic inclusion	0	As development within the District centres of the Borough is expected to be limited mainly to suburban retail uses and community uses, the policy is not expected to provide a significant amount of employment opportunities locally. A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy is not expected to result in the provision of additional educational facilities in the Borough and would likely only provide a limited number of employment opportunities at the District Centres through new suburban retail uses and community uses. A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy would allow for new development (to include some commercial and community uses) at the District Centres of the Borough. This approach would reduce the need to travel for residents within the District Centres given they would have access to some facilities locally. In addition, the majority of development and facilities would continue to be provided at central locations in the Borough where sustainable transport links are strongest. A minor positive effect is therefore expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy would support the provision of some community uses at the District Centres of the Borough and as such is likely to include some healthcare facilities and also recreational facilities which may encourage residents to partake of healthier lifestyles. Development is required to be of an appropriate scale so as not to negatively impact upon town centre locations and therefore is likely to be of a smaller scale. A minor positive effect is therefore expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The effects of new development on crime will depend on factors such as its design (e.g. the incorporation of lighting) which is not determined by this policy. A negligible effect is expected on this SA objective.
10. To increase social inclusion	+	The policy supports the provision of new commercial and community facilities in the District Centres. It also protects the loss of these facilities unless it can be demonstrated that the continued use of the land is not viable. As such this approach should allow for the provision of facilities which may support social inclusion at the District Centres. This new provision is to be appropriately sized in relation to provisions

SA objective	Score	Justification
		within the town centre and as such will be of a smaller scale. A minor positive effect is therefore expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The policy supports the provision of new commercial and community facilities in the District Centres. It also protects the loss of these facilities unless it can be demonstrated that the continued use of the land is not viable. As such this approach should allow for the provision of services and facilities within areas which are not located in close proximity to the town centres of Burnley. This would provide good access to services for residents in more suburban areas. Given that the policy also gives consideration to the size of new development in relation to similar development at the town centre it is expected that the policy would support development which is of appropriate scale to the District Centre. A significant positive effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	A negligible effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development of appropriate commercial and community uses within District Centres is required by the policy not to cause unreasonable harm to the amenity of local residents. As such this should help to protect amenity in the District Centres of Burnley, for example in terms of avoiding excess traffic generation and noise pollution. A minor positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	+	The provision of appropriate levels of commercial and community use development at the District Centres in Burnley will provide residents at more suburban areas of the Borough with access to essential services and facilities. This will reduce the need to travel by car in the Borough. In addition, given that development provided is to be of a scale which is appropriate in relation to the town centre it should not result in additional journeys by residents from other parts of the Borough. This will be of benefit in terms of greenhouse gas emissions from traffic and a minor positive effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

TC7: Hot Food Takeaways

SA objective	Score	Justification
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SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	+	The policy seeks to protect the character of the areas in which hot food takeaways are to be located. For example, development of this type should be supported by appropriate extraction systems which are to have limited impact on visual amenity. When determining the opening hours of premises, specific regard is to be had for the character of the immediate area. The policy also requires that hot food takeaways are not clustered around Burnley Secondary Frontages or Padiham Town Centre to unacceptable level. This approach will help to maintain the established retail character of these areas thus maintaining them as high quality built environments which are destinations for local shoppers. A minor positive effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	++	The policy restricts the areas in which hot food takeaways can be provided. Hot food takeaways are not to be provided in the Primary Frontage of Burnley Shopping Area. The policy also requires that hot food takeaways are not to be provided in Burnley Secondary Frontages or Padiham Town Centre in unacceptably high concentrations. Recognising the disturbance that this type of development can result in and limiting the provision of hot food takeaways at these town centre locations will help to maintain these areas as viable shopping areas which display significant levels of vitality to continue to attract shoppers to them. It will also avoid town centres having a high concentration of units which are closed during the day and open at night which can adversely affect vitality. A significant positive effect is therefore expected on this SA objective.
4. To secure economic inclusion	0	A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	The policy requires that hot food takeaways are only provided at locations which are accessible by walking, cycling and public transport. As such this approach may encourage local residents to make use of sustainable modes of transport instead of journeys by private car to access these establishments. The policy also requires that hot food takeaways are served by adequate parking spaces, however, and therefore this approach may encourage local residents to make use of private car journeys when accessing local hot food takeaways. A mixed effect (minor positive/minor negative) is therefore expected overall for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The policy limits the areas in which hot food takeaways are to be provided within Burnley. It also requires that this type of development is not provided in such a way as to result in an unacceptable concentration of similar uses in Burnley Secondary Frontage or Padiham Town Centre. As such the policy limits the number of hot food takeaways which might otherwise be provided within the Borough. Considering the potential for this type of development to have a negative impact on healthy lifestyle choices in the Borough a significant positive effect is expected on this SA objective.

SA objective	Score	Justification
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy would help to limit the areas in which hot food takeaways are acceptable in the Borough and also would help to prevent the unacceptable concentrations of this type of use in Burnley. Given that this type of use can be associated with late night opening hours and disturbances this approach may help to reduce the potential for disorder in the Borough. A minor positive effect is therefore expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy requires that hot food takeaways are accessible by walking, cycling and public transport and are also served adequately by parking spaces. Although it is recognised that this requirement is included in the policy primarily in relation to amenity issues, there could be an indirect minor positive effect on this objective as the limited service provided by hot food takeaways in Burnley should be accessible by most local residents.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy requires that appropriate extraction systems to effectively disperse odours be provided at hot food takeaways. These systems are to be provided in such a way as to have a minimal impact on visual amenity which is to include location and external finish. As such the policy should help to protect the established character of areas in Burnley as well as limiting the potential for detriment impact on the local built environment. Restricting the clustering of hot food takeaways will also be of benefit to the overall quality of the built environment in Burnley. A minor positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	++	The policy restricts where hot food takeaways can be located in the Borough and to avoid concentrations of this type of development. The policy is expected to be of benefit in terms of limiting detrimental impacts on amenity than can otherwise occur, given that this type of development has increased potential to create disturbance. The policy also requires that hot food takeaways are not to be provided immediately adjacent to residential properties and other sensitive uses. This approach should help to protect amenity and environmental quality (in terms of smell, noise and other disturbance) within these specifically sensitive areas. Acceptable flow of traffic and residential amenity are also directly protected by the policy. A significant positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	+/-	The policy requires that hot food takeaways in the Borough are accessible by walking, cycling and public transport which may encourage local residents to make use of alternative modes of transport to access these services. Adequate parking facilities are also to be provided at hot food takeaways, however, and as such this may facilitate car use which can have a detrimental impact on the limitation of greenhouse

SA objective	Score	Justification
		gases in Burnley. However, effects are not expected to be significant due to the limited scope of the policy and the small number of journeys likely to be affected. Overall a mixed effect (minor positive/minor negative) is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy directly addresses waste management at hot food takeaways. The provision of facilities to allow for waste disposal is to be appropriate to the scale and type of the premises and bins are to be provided for customer use. Although the policy does not actively encourage local recycling or more sustainable methods of waste management it should help to facilitate appropriate waste disposal at the locations in question. A minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

TC8: Shopfront & Advertisement Design

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	++	Requiring that the design of shopfronts and advertisements are appropriate in terms of the character of the building they will be part of and promoting the use of traditional materials for these features is expected to be of benefit to the quality of the built environment in the Borough. This approach will help to maintain well designed shop fronts and an attractive street-scene in the area which in turn help to attract shoppers. Maintaining vitality of the shopping areas in the Borough will help to encourage further investment in these areas and as such a significant positive effect is expected on this objective.
3. To reduce deprivation in urban and rural areas	++	Requiring well designed shop fronts and advertisements which contribute to an attractive street scene in shopping areas of the Borough will help to attract people to these areas. As such this approach should help to improve vitality and viability of town centres within the Borough and a significant positive effect is expected on this SA objective.
4. To secure economic inclusion	0	A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	A negligible effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires that shop fronts should be designed to allow for equal access for all users. Given that this will include people with disabilities this approach should help to improve accessibility. A minor positive effect is therefore expected on this SA objective.
8. To improve access to a range of good quality, resource	0	A negligible effect is expected on this SA objective.

SA objective	Score	Justification
efficient and affordable housing		
9. To reduce crime, disorder and the fear of crime	+	The policy requires that security measures are to be considered in the earliest stages of design. It also states that inset entrances should be well-lit for safety reasons which may help to reduce crime at shop front locations in Burnley. A minor positive effect is therefore expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	A negligible effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	The policy requires that shopfronts and advertisements should be designed in a way that respects the local character of the existing building and streetscene. The policy also provides guidance on illumination associated with signage. The overall aim of the policy is to protect and enhance the built environment and attractiveness of shopping areas and the character displayed by individual shops in the Borough. As such a significant positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy places restrictions in relation to illumination that is considered appropriate for use on shopfronts or advertisements. Any illumination of a shopfront or advertisement is not to cause excessive light pollution or visual intrusion into residential properties and as such should help to protect local residential amenity. A minor positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	0	A negligible effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Historic Environment policies

HE1: Identifying and Protecting Burnley's Historic Environment

SA objective	Score	Justification
1. To exploit the growth potential	+/-?	A high quality historic environment is a major driver for economic growth and investment; therefore the

SA objective	Score	Justification
of business sectors and reduce disparities between local and sub-regional economic performance		measures in this policy to protect the historic environment are expected to have an indirect minor positive effect on this SA objective. However, the measures in this policy aiming to protect the historic environment could have the potential to have a minor negative effect by constraining business expansion. A mixed effect is therefore likely overall.
2. To develop and market the Borough's image	+	The policy seeks to protect and enhance the historic environment of the Borough which would ensure that the distinct identity of the Borough is maintained and this would have benefits for the Borough's image as a whole. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	+	The policy states that the Council will engage local people in discovering, presenting and conserving the Borough's heritage. This approach could have a minor positive effect on social inclusion by enabling people to be more involved in decision making in their local communities and helping contribute to a sense of belonging.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	The main purpose of the policy is to protect, enhance and raise awareness of the historic environment within the Borough. The policy sets out the key elements to be safeguarded which contribute to the distinct identity of the Borough and actions to ensure that the benefits of the Borough's historic environment are maximised. A significant positive effect is therefore likely for this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to protect and enhance the historic environment of the Borough which would ensure that the distinct identity and local character of the Borough is maintained. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this SA objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

HE2: Designated Heritage Assets

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	-?	The policy states that consent will not be granted for development proposals which lead to substantial harm or the total loss of a designated heritage asset including its setting unless there are known public benefits that outweigh the harm or loss or where all of the criteria, as stipulated in the policy, apply. The policy can be seen to be potentially restrictive should it deter commercial developments within the Borough coming forward as a result of potential impacts on designated assets. It is not known, however, at this stage if commercial developments would be affected in this way as effects would be determined once the location of sites in relation to heritage assets is known. In addition, the benefits that are required to outweigh harm could be associated with commercial benefits. An uncertain minor negative effect is therefore identified.
2. To develop and market the Borough's image	+	The policy seeks to protect and enhance designated assets and their settings which would ensure that the distinct identity of the Borough is maintained and this would have benefits for the Borough's image as a whole.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	-?	The policy states that consent will not be granted for development proposals which lead to substantial harm or the total loss of a designated heritage asset including its setting unless there are known public benefits that outweigh the harm or loss or where all of the criteria, as stipulated in the policy, apply. The policy can be seen to be potentially restrictive should it deter employment developments within the Borough coming forward as a result of potential impacts on designated assets. It is not known, however, at this stage if employment developments would be affected in this way as effects would be determined once the location of sites in relation to designated heritage assets is known. In addition, the benefits that are required to outweigh harm could be associated with employment-related benefits. An uncertain minor negative effect is therefore identified.
5. To develop and maintain a	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
healthy labour market		
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The retention and restoration of designated heritage assets and their settings, especially historic parks and gardens and open space, are likely to encourage residents to walk or cycle, thereby supporting healthy lifestyles and a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	-?	The policy states that consent will not be granted for development proposals which lead to substantial harm or the total loss of a designated heritage asset including its setting unless there are known public benefits that outweigh the harm or loss or where all of the criteria, as stipulated in the policy, apply. The policy can be seen to be potentially restrictive should it deter housing developments within the Borough coming forward as a result of potential impacts on designated assets. It is not known, however, at this stage if housing developments would be affected in this way as effects would be determined once the location of sites in relation to designated heritage assets is known. In addition, the benefits that are required to outweigh harm could be associated with housing provision. An uncertain minor negative effect is therefore identified.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	+	The conservation of heritage assets and their settings can help to promote a sense of community and heritage sites can make a positive contribution to community life, adding character and distinctiveness to the area as well as providing people with a sense of cohesion and belonging. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++?	The policy seeks to prevent substantial harm or loss of designated heritage assets including their setting in the Borough. It sets out measures which must be complied with where schemes directly affect a designated asset or its setting. A significant positive effect is therefore likely although this is uncertain as the policy indicates that less than substantial harm could be permitted where there are outstanding public benefits to a proposal – this indicates that some level of harm could potentially be permitted.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy requires that schemes directly affecting designated heritage assets respect existing soft landscape features including open space and trees – while this criterion is based on the aim of protecting the character of the asset, there would also be indirect benefits for biodiversity of protecting such features.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to protect and enhance designated assets and their settings which would ensure that the identity of the Borough, as contributed to by designated assets, is maintained and this would have benefits for the Borough's local character and sense of place. The policy requires that schemes directly affecting designated heritage assets use traditional, local materials and respect local building techniques and details. A minor positive effect is likely.
15. To protect and improve environmental quality and	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
amenity		
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

HE3: Non-Designated Heritage Assets

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	The policy seeks to ensure the protection, maintenance, use and enhancement of non-designated heritage assets and stipulates that developments should relate well to heritage assets in terms of siting, style, scale, massing, height and materials. This would ensure that the distinct identity of the historic environment of the Borough is maintained and this would have benefits for the Borough's image as a whole.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	+	The conservation of heritage assets and their settings can help to promote a sense of community and heritage sites can make a positive contribution to community life, adding character and distinctiveness to the area as well as providing people with a sense of cohesion and belonging. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	The policy seeks to ensure the protection, maintenance, use and enhancement of non-designated heritage assets in the Borough. Developments should relate well to these assets in terms of siting, style, scale, massing, height and materials and due consideration should be given to the significance of assets where setting will be affected. The policy also states that developers will be required to secure building recording to the appropriate level should the loss of the whole or significant part of a non-designated heritage asset occur. A significant positive effect is therefore likely as the policy directly addresses this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to ensure the protection, maintenance, use and enhancement of non-designated heritage assets in the Borough which would have benefits for the Borough's local character and sense of place. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this SA objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

HE4: Scheduled Monuments and Archaeological Assets

SA objective	Score	Justification
1. To exploit the growth potential	-?	The policy states that developments which would lead to the substantial harm (including the setting) or

SA objective	Score	Justification
of business sectors and reduce disparities between local and sub-regional economic performance		total loss of a Scheduled Monument or other archaeological assets of equal significance will only be permitted in wholly exceptional circumstances. This could be potentially restrictive should commercial developments be affected in this way, however this is not known at this stage and would be determined by the location of commercial developments in relation to Scheduled Monuments and other important assets and the potential impacts. An uncertain minor negative effect is therefore identified for this SA objective.
2. To develop and market the Borough's image	+	The policy seeks to ensure the protection and enhancement of Scheduled Monuments and other heritage assets of equal significance, and encourages the preservation in-situ of such assets where possible. This would ensure that the distinct identity of the historic environment of the Borough is maintained and this would have benefits for the Borough's image as a whole. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	-?	The policy states that developments which would lead to the substantial harm (including the setting) or total loss of a Scheduled Monument or other archaeological assets of equal significance will only be permitted in exceptional circumstances. This could be potentially restrictive should employment developments be affected in this way, however this is not known at this stage and would be determined by the location of employment developments in relation to Scheduled Monuments and other important assets and the potential impacts. An uncertain minor negative effect is therefore identified for this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	-?	The policy states that developments which would lead to the substantial harm (including the setting) or total loss of a Scheduled Monument or other archaeological assets of equal significance will only be permitted in exceptional circumstances. This could be potentially restrictive should housing developments be affected in this way, however this is not known at this stage and would be determined by the location of housing developments in relation to Scheduled Monuments and other important assets and the potential impacts. An uncertain minor negative effect is therefore identified for this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	++	The policy seeks to ensure the protection and enhancement of Scheduled Monuments and other heritage assets of equal significance, and encourages the preservation in-situ of such assets, or where this is not possible, excavation, recording and analysis approved by the planning authority. The policy places great importance upon these assets and states that developments will not be permitted should they lead to the loss of or harm to the setting of Scheduled Monuments or other equally significant non-designated assets. It requires that developments which could have adverse effects on these assets are accompanied by an archaeological assessment identifying likely effects and proposed mitigation for preserving, protecting and managing such assets. A significant positive effect is therefore likely as the policy directly addresses this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to ensure the protection and enhancement of Scheduled Monuments and other heritage assets of equal significance, and encourages the preservation in-situ of such assets. This would ensure that the local character and sense of place of the Borough, as contributed to by these assets, is maintained. A minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	0	The policy will not have a direct effect on this SA objective.
16. To mitigate and adapt to climate change	0	The policy will not have a direct effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

Natural Environment policies

NE1: Biodiversity and Ecological Networks

SA objective	Score	Justification
1. To exploit the growth potential	-?	The policy could have a minor negative effect on economic performance if it were to restrict commercial

SA objective	Score	Justification
of business sectors and reduce disparities between local and sub-regional economic performance		developments coming forward as a result of potential impacts on biodiversity. However, this is uncertain depending on whether such development proposals are eventually affected in this way.
2. To develop and market the Borough's image	+	The policy seeks to protect biodiversity in the Borough. The preservation of important sites and features would help to conserve the natural environment which would have benefits for the Borough's image as a whole. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	-?	The policy could have a minor negative effect on economic inclusion if it were to restrict employment developments coming forward as a result of potential impacts on biodiversity. However, this is uncertain depending on whether such development proposals are eventually affected in this way.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy would not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	There could be health benefits derived from maintaining a high quality natural environment and ecological networks which provide greenspace for leisure and recreation. A minor positive effect is therefore identified for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	-?	The policy could have a minor negative effect on this objective if it were to restrict housing developments coming forward as a result of potential impacts on biodiversity. However, this is uncertain depending on whether such development proposals are eventually affected in this way.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy would not have a direct effect on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	++	The primary aim of the policy is to protect biodiversity in the Borough, particularly at designated sites. As such, development which would adversely affect a European site will not be permitted. Development which would adversely affect national and locally designated sites is not to be permitted in

SA objective	Score	Justification
		most situations. While there are some exceptions (i.e. if the development is of overriding public benefit), any impacts must be mitigated or compensatory measures implemented. As such a significant positive effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to protect biodiversity in the Borough. This may have an indirect minor positive effect on protecting local character as a result of development being steered to brownfield sites on the basis of biodiversity considerations (although brownfield sites can still harbour valuable biodiversity). In addition, measures to incorporate biodiversity enhancements in new developments (e.g. green infrastructure, water bodies etc.) may have wider benefits in relation to the appearance of the development. A minor positive effect is therefore identified in relation to this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy is likely to have a minor positive effect on this SA objective as measures seeking to protect and enhance biodiversity could also benefit environmental quality, for example through the protection of water bodies which exist within designated biodiversity sites.
16. To mitigate and adapt to climate change	+	The policy seeks to protect biodiversity in the Borough. Protecting biodiversity sites may have an indirect minor positive effect on reducing flood risk as there is less likelihood of permeable land being lost to development. In addition, measures to incorporate biodiversity enhancements in new developments (e.g. green infrastructure, water bodies etc.) may have wider benefits in relation to flood risk mitigation. A minor positive effect is therefore identified in relation to this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy would not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy would not have a direct effect on this SA objective.

NE2: Protected Open Space

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy restricts development within protected open spaces. However, other sites allocated for commercial development in the Borough would be identified in the Local Plan and this is not considered to potentially restrict economic growth. Protecting open space may even attract business investment given that they would contribute to a high quality environment. Overall, a negligible effect is likely.
2. To develop and market the Borough's image	+	The policy seeks to protect, maintain and enhance open space in the Borough. This would have benefits for the Borough's image as a whole and may help to attract visitors to the Borough; therefore a minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy restricts development within protected open space. However, other sites allocated for employment development in the Borough would be set out in the Local Plan and therefore a negligible effect is likely.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy would not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The policy seeks to protect, maintain and enhance open space which would help to maintain opportunities for informal recreation throughout the Borough which would have benefits for physical and mental health and wellbeing. A significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy restricts development within protected open spaces. However, other sites allocated for housing development in the Borough would be identified in the Local Plan and this is not considered to potentially restrict housing development; therefore a negligible effect is likely.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective. The effects of open spaces on crime will depend on factors such as the incorporation of design which are not determined through this policy; therefore a negligible effect is likely.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The policy restricts development within protected open space. This would ensure that people have access to good quality green spaces which in turn would provide sporting and recreational opportunities and a significant positive effect is likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	Protecting, maintaining and enhancing open spaces would contribute to the enhancement of the setting of heritage assets by improving the overall appearance of the built environment. A minor positive effect is therefore likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy seeks to protect open space in the Borough whilst enhancing its value to biodiversity. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy seeks to protect, maintain and enhance open space in the Borough. This would have an indirect minor positive effect on protecting local character as a result of maintaining high quality green space.
15. To protect and improve environmental quality and amenity	+	The policy seeks to protect, maintain and enhance open spaces for the amenity benefits they provide. Depending on the location of open spaces in relation to high quality agricultural land, this policy may also help to protect the best soils in the Borough. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	+	Safeguarding open spaces would have a minor positive effect on reducing flood risk given that permeable land would not be lost to development.
17. To ensure the prudent use of	0	The policy would not have a direct effect on this SA objective.

SA objective	Score	Justification
natural resources and the sustainable management of waste.		
18. To increase energy efficiency	0	The policy would not have a direct effect on this SA objective.

NE3: Landscape Character

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	The policy seeks to protect and enhance landscape character in the Borough. This would have benefits for the Borough's image as a whole and a minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy would not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy would not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy would not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy would not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including	+	The policy seeks to protect and enhance landscape character of the Borough, including historic landscape features. A minor positive effect is therefore likely.

SA objective	Score	Justification
archaeological assets		
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy seeks to protect landscape character of the Borough through the provision and maintenance of green infrastructure. This is likely to lead to biodiversity benefits i.e. habitat creation/enhancement, and a minor positive effect is likely.
14. To protect and enhance the Borough's landscape and local character	++	The primary aim of this policy is to protect and enhance the landscape character of the Borough. This will be achieved through appropriate design, the incorporation of screening and the preparation of landscaping schemes to accompany development proposals. A significant positive effect is therefore likely for this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy seeks to protect landscape character in the Borough. This would have benefits for protecting amenity in general, for example by protecting visual amenity through restricting development proposals that would adversely affect views, and a minor positive effect is likely.
16. To mitigate and adapt to climate change	+	The policy requires new developments to respect and enhance landscape character through, for example, maintaining and extending tree cover. There would be indirect benefits of planting including the management of flood risk and absorption of air pollutants. A minor positive effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy would not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy would not have a direct effect on this SA objective.

NE4: Trees, Hedgerows and Woodland

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would not have a direct effect on this SA objective.
2. To develop and market the Borough's image	+	The policy seeks to preserve protected trees and woodland and ensure that development proposals are integrated with non-protected existing trees and woodland in the Borough. Overall, it encourages tree and woodland enhancement in the Borough. This is likely to benefit the Borough's image overall and a minor positive effect is likely.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy would not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of	0	The policy would not have a direct effect on this SA objective.

SA objective	Score	Justification
sustainable transport modes		
7. To improve physical and mental health and reduce health inequalities	0	The policy would not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy would not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The protection and preservation of trees and woodland in the Borough is likely to enhance the overall quality of the built environment which in turn would help to contribute to the enhancement of the setting of built heritage assets. A minor positive effect is therefore identified for this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	++	Protecting and enhancing trees and woodland in the Borough is likely to lead to the creation and preservation of habitats and species. The policy seeks to ensure that developments should be well integrated with existing trees which have wildlife value. A significant positive effect is therefore identified for this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The protection and preservation of trees and woodland in the Borough is likely to enhance the overall quality of the landscape and local character. The policy specifically states that developments should be integrated with existing trees where they have landscape value. A minor positive effect is therefore identified for this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy states that developments should be well integrated with existing trees where they have amenity value. This may even help to screen large scale development from neighbouring areas which could have benefits on avoiding adverse effects on visual amenity.
16. To mitigate and adapt to climate change	+	The policy requires the protection and enhancement of tree and woodland cover in the Borough. There would be indirect benefits of this including the management of flood risk and absorption of air pollutants. A minor positive effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy would not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy would not have a direct effect on this SA objective.

NE5: Environmental Protection

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy would not have a direct effect on this SA objective.
2. To develop and market the Borough's image	0	The policy would not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy would not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy would not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy would not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+?	The policy states that the council will promote the provision of charging points for low carbon vehicles as a means to reduce adverse effects on air quality. This may encourage the uptake of more sustainable car use. In addition, should measures seeking to protect air quality be required, this is likely to include restrictions on car use or encouraging sustainable transport although this isn't explicitly stated in the policy. An uncertain minor positive effect is therefore identified.
7. To improve physical and mental health and reduce health inequalities	+	The policy would seek to minimise the adverse effects that developments have on air quality, water quality, light and noise, as well as reducing the risk of contaminated and unstable land. This is likely to have indirect benefits on health and wellbeing overall in the Borough and a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy would not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy would not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy would not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy would not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	The policy would not have a direct effect on this SA objective.
13. To protect and enhance the	+	The policy seeks to ensure that development does not have an adverse effect on water quality and

SA objective	Score	Justification
Borough's biodiversity and geo-diversity		waterbodies. This is likely to have benefits on conserving ecology and habitats in the Borough. The policy also seeks to reduce adverse light and noise effects which would also benefit biodiversity by reducing displacement. A minor positive effect is likely.
14. To protect and enhance the Borough's landscape and local character	0	The policy would not have a direct effect on this SA objective.
15. To protect and improve environmental quality and amenity	++	The policy specifically relates to environmental protection and seeks to ensure that development does not have adverse effects on air quality, light, noise and water quality. It also ensures that contaminated and unstable land is fully investigated and remediated prior to development. A significant positive effect is likely for this SA objective.
16. To mitigate and adapt to climate change	+	The policy seeks to ensure that new developments do not adversely affect air quality which is likely to mean that measures are required that would help to manage and prevent the release of greenhouse gas emissions in the Borough, for example in relation to incorporating sustainable transport options into developments. The policy also seeks to promote low-carbon car use which would also have benefits on reducing emissions. A minor positive effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy would not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy would not have a direct effect on this SA objective.

Climate Change Policies

CC1: Renewable and Low Carbon Energy (not including Wind Energy)

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	+	The policy states that in assessing renewable energy proposals, the Council will give positive weight to initiatives which are community-led or where there are direct benefits to community through their involvement. A minor positive effect is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The measures in the policy seeking to ensure that energy developments do not have adverse landscape and visual impacts will benefit the appearance of the overall built environment and potentially the setting of heritage assets; therefore a minor positive effect is likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The policy requires that energy development proposals do not have an unacceptable impact on ecology or geology and where possible enhance these functions; therefore a minor positive effect is likely.
14. To protect and enhance the Borough's landscape and local character	++	The policy requires that energy proposals do not have a significant adverse impact by reason of visual impact on the character of the immediate and wider landscape or townscape. Where development proposals would have a wider landscape impact than their immediate locality, planning applications should be accompanied by a robust landscape impact assessment. A significant positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	++	The policy requires that energy proposals do not have an unacceptable impact on local amenity, including public rights of way and bridleways and can successfully mitigate against visual impacts (including glint/glare), noise, smell, pollution or other impacts likely to affect nearby occupiers, neighbouring land uses. Proposals must also not have an unacceptable impact on water resources and should avoid the loss of, or loss of productive use of, the best and most versatile agricultural land. A significant positive effect is therefore likely.

SA objective	Score	Justification
16. To mitigate and adapt to climate change	+/-	The policy sets out criteria for where renewable and low carbon energy developments will be permitted. While this could benefit climate change mitigation by providing a clear framework for clean energy proposals, the criteria in the policy could be restrictive, limiting the number of such proposals that are approved. A mixed (minor positive and minor negative) effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The policy requires that any waste arising as a result of developments are minimised and dealt with using a suitable means of disposal; therefore a minor positive effect is likely.
18. To increase energy efficiency	+/-	The policy sets out criteria for where renewable and low carbon energy developments will be permitted. While this could reduce the use of fossil fuels by providing a clear framework for clean energy proposals, the criteria in the policy could be restrictive, limiting the number of such proposals that are approved. A mixed (minor positive and minor negative) effect is therefore likely.

CC2: Suitable Areas for Wind Energy Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	0	The policy will not have a direct effect on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
10. To increase social inclusion	0	The policy will not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The measures in the policy seeking to ensure that wind energy developments are sited in the most appropriate locations will have minor positive effects on the built environment and the setting of heritage assets.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	The policy will not have a direct effect on this SA objective.
14. To protect and enhance the Borough's landscape and local character	++	The policy requires wind energy developments to be located in the identified areas, which have been selected based on landscape considerations and professional evidence. The policy also includes specific requirements seeking to limit the potential impacts of wind energy developments on the landscape such as the requirement for small turbines to be located well away from larger ones so that the size difference are not seen together and to avoid strong concentrations of turbines in a given area. Overall, a significant positive effect on this SA objective is likely.
15. To protect and improve environmental quality and amenity	+	The measures in the policy seeking to ensure that wind energy developments are sited in the most appropriate locations will have minor positive effects on amenity by reducing the risk of people experiencing adverse visual impacts from their properties or other key views.
16. To mitigate and adapt to climate change	++	By identifying specific areas of the Borough where wind energy developments will be in principle appropriate, and providing guidance for development proposals in those areas, the policy should increase the likelihood of wind energy proposals being put forward that are appropriate and can be approved. This will have a significant positive effect on climate change mitigation.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	++	By identifying specific areas of the Borough where wind energy developments will be in principle appropriate, and providing guidance for development proposals in those areas, the policy should increase the likelihood of wind energy proposals being put forward that are appropriate and can be approved. This will have a significant positive effect on reducing the use of fossil fuels and increasing renewable energy generation.

CC3: Wind Energy Development

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
sub-regional economic performance		
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires that proposals for wind energy development would not have an unacceptable impact on the operation of radar systems required for commercial or military aircraft or the Met Office Safeguarded Meteorological Site at Hameldon Hill. This would have a minor positive effect on health and safety.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	+	The policy requires that proposals for wind energy development would not have an unacceptable impact on television and broadband reception. It also states that in assessing wind energy proposals, the Council will give positive weight to community-led initiatives or where there are direct benefits to community through their involvement. A minor positive effect on this SA objective is therefore likely.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The measures included in the policy requiring wind energy proposals not to have adverse landscape and visual impacts will benefit the overall quality of the built environment and potentially the setting of heritage assets. A minor positive effect is therefore likely.
13. To protect and enhance the Borough's biodiversity and geodiversity	+	The policy requires that measures are taken to avoid and where appropriate mitigate any negative effect of wind energy developments in terms of ecology, geology or hydrology, including impacts of the development on deep peat areas, nature conservation features, biodiversity and geodiversity including habitats and species. A minor positive effect is therefore likely.

SA objective	Score	Justification
14. To protect and enhance the Borough's landscape and local character	++	The policy requires that wind energy developments would not have an unacceptable impact on landscape character (including cumulative impacts). It also requires grid connections to be kept underground and any site sub-station/control buildings to be appropriately sited and small in scale. In addition proposals for wind energy development should be accompanied by a robust landscape impact assessment. Overall, a significant positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	++	The policy requires that wind energy proposals avoid the loss of or loss of productive use of the best and most versatile agricultural land. It also requires that developments do not result in unacceptable significant effects either alone or cumulatively by virtue of visual, noise, or shadow/reflective flicker impacts on local residents and sensitive users of the site or its surroundings e.g. those using public rights of ways/bridleways and would not result in the loss of, or significantly detract from, key views of scenic landmarks or landscape features. The policy also requires that measures are taken to avoid and where appropriate mitigate unacceptable adverse impacts on local amenity resulting from development, its construction and operation. A significant positive effect is therefore likely overall.
16. To mitigate and adapt to climate change	+/-	The policy sets out criteria for where wind energy developments will be permitted. While this could benefit climate change mitigation by providing a clear framework for wind energy proposals, the criteria in the policy could be restrictive, limiting the number of wind energy proposals that are approved. A mixed (minor positive and minor negative) effect is therefore likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	+/-	The policy sets out criteria for where wind energy developments will be permitted. While this could reduce the use of fossil fuels by providing a clear framework for wind energy proposals, the criteria in the policy could be restrictive, limiting the number of wind energy proposals that are approved. A mixed (minor positive and minor negative) effect is therefore likely.

CC4: Development and Flood Risk

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The measures in this policy seeking to ensure that new development does not exacerbate flood risk will have indirect benefits for health as a result of reducing the risk of flooding events occurring, which can otherwise adversely affect peoples' physical and mental health and wellbeing. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This policy will ensure that new housing development is steered to areas of lower flood risk which will reduce the extent of flood risk facing residential properties and benefit the overall quality of the Borough's housing stock. A minor positive effect is therefore likely.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy will not have a direct effect on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The measures in the policy seeking to reduce flood risk in the Borough will have an indirect minor positive effect on the built environment and cultural heritage as a result of reducing the likelihood of flood events occurring which can otherwise adversely impact upon buildings and structures including those of heritage value.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	The measures in the policy seeking to reduce flood risk in the Borough will have an indirect minor positive effect on biodiversity as a result of reducing the likelihood of flood events occurring which can otherwise adversely impact upon habitats and species.
14. To protect and enhance the Borough's landscape and local character	0	The policy will not have a direct effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	The measures in the policy seeking to reduce flood risk in the Borough will have an indirect minor positive effect on water quality as a result of reducing the likelihood of flood events occurring which can otherwise result in pollution.
16. To mitigate and adapt to climate change	++	The overall aim of this policy is to adapt to the impacts of climate change by ensuring that new development is located in areas at lowest risk from flooding. In particular, the requirement for a Flood Risk Assessment to be completed where development is proposed in areas of higher flood risk will ensure that flood risk management considerations are incorporated into such developments from the outset and any issues are satisfactorily mitigated. A significant positive effect is therefore likely.
17. To ensure the prudent use of	0	The policy will not have a direct effect on this SA objective.

SA objective	Score	Justification
natural resources and the sustainable management of waste.		
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

CC5: Surface Water Management and Sustainable Drainage Systems (SUDs)

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy will not have a direct effect on this SA objective.
2. To develop and market the Borough's image	0	The policy will not have a direct effect on this SA objective.
3. To reduce deprivation in urban and rural areas	0	The policy will not have a direct effect on this SA objective.
4. To secure economic inclusion	0	The policy will not have a direct effect on this SA objective.
5. To develop and maintain a healthy labour market	0	The policy will not have a direct effect on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	The policy will not have a direct effect on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	Although health is not addressed directly in the policy, the measures seeking to manage surface water through the use of SuDS will have indirect benefits for health as a result of reduced flood risk which can otherwise adversely affect peoples' physical and mental health and wellbeing. In addition, the policy promotes the use of green infrastructure – while this measure is included in relation to flood risk management, there may be indirect benefits on health in relation to the availability of open space for active outdoor recreation. Overall, a minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The policy will not have a direct effect on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The policy will not have a direct effect on this SA objective.
10. To increase social inclusion	0	The policy will not have a direct effect on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy promotes the use of green infrastructure for flood risk management which can have indirect positive effects on the range and quality of green spaces available to the local population. A minor positive effect is therefore likely.

SA objective	Score	Justification
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The use of green infrastructure and SuDS as promoted through this policy should have positive effects on the built environment and therefore the setting of heritage assets. Certain types of SuDS and green infrastructure can positively influence the overall appearance of built development and a minor positive effect is likely. In addition, the measures in the policy should help to reduce the risk of surface water flooding which can otherwise adversely affect built heritage assets if they are affected by flood incidents.
13. To protect and enhance the Borough's biodiversity and geo-diversity	+	Although biodiversity is not addressed directly in the policy, the measures seeking to manage surface water through the use of SuDS will have indirect benefits. The policy promotes the use of green infrastructure which can have positive effects on biodiversity as a result of habitat creation. In addition, the management of surface water flood risk through this policy will reduce the potential for flood incidents to occur, which can otherwise adversely affect biodiversity. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	Although the landscape is not addressed directly in the policy, the measures seeking to manage surface water through the use of SuDS will have indirect benefits. The policy promotes the use of green infrastructure which can have positive effects on the setting of built development within the wider landscape and a minor positive effect is therefore likely.
15. To protect and improve environmental quality and amenity	+	The policy will have an indirect minor positive effect on water quality as it relates to the management of surface water flooding which can otherwise contribute to pollution incidents. In addition, the policy requires proposals for major developments to be accompanied by a drainage strategy detailing Pollution prevention and water quality treatment measures together with details of pollutant removal capacity as set out in the current CIRIA SUDs Manual C753 or equivalent and updated local or national design guidance.
16. To mitigate and adapt to climate change	++	The policy is expected to have a significant positive effect on this SA objective because it directly addresses the need to mitigate and adapt to climate change through managing flood risk. The measures in the policy seeking to increase the extent of permeable surfaces in the borough will reduce the risk of surface water flooding.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The policy will not have a direct effect on this SA objective.
18. To increase energy efficiency	0	The policy will not have a direct effect on this SA objective.

Infrastructure and Connectivity Policies

Policy IC1: Sustainable Travel

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic	0	A negligible effect is likely on this SA objective.

SA objective	Score	Justification
performance		
2. To develop and market the Borough's image	0	A negligible effect is likely on this SA objective.
3. To reduce deprivation in urban and rural areas	0	A negligible effect is expected on this SA objective.
4. To secure economic inclusion	+	The policy will result in the provision of sustainable transport links and requires that new development is located in areas which are currently well-served by walking, cycling and public transport. This approach should provide residents in the Borough with good access to existing and new employment opportunities and a minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy directly addresses sustainable travel in the Borough, requiring new development to be located in areas which are well-served by walking, cycling and public transport. It also requires to contribute to sustainable transport linkages. Although the policy does address safe vehicular access at new developments, it is not considered to encourage car use. The user hierarchy set out in the policy gives walking and cycling the highest priority. As such this policy is likely to encourage residents to make use of more sustainable modes of transport and a significant positive effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The policy places active modes of transport at the top of the user hierarchy and requires development schemes to maximise opportunities for walking and cycling which may encourage residents to partake of healthier lifestyles. The policy also requires that safety concerns are considered when addressing transport infrastructure at new developments. This includes allowing for adequate visibility splays at access routes to and from development and improving or providing new infrastructure to ensure development will not add to highway safety concerns. A significant positive effect on health and wellbeing is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	This policy requires developments to be located in areas well served by walking, cycling and public transport, or to contribute to sustainable transport linkages. This would result in new development (including commercial developments and the associated employment opportunities, and community services and facilities) being more easily accessible including for people without a car. A minor positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including	0	Any new transport infrastructure in the Borough would be subject to policies that would protect the historic environment from adverse impacts. A negligible effect is therefore expected on this SA objective.

SA objective	Score	Justification
archaeological assets		
13. To protect and enhance the Borough's biodiversity and geodiversity	0	Any new transport infrastructure in the Borough would be subject to policies that would protect biodiversity and geodiversity from adverse impacts. A negligible effect is therefore expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	Any new transport infrastructure in the Borough would be subject to policies that would protect the landscape from adverse impacts. A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy encourages improvements to the sustainable transport network in the Borough. One of the aims of this is to allow for the efficient flow of traffic on the highway system and to ensure convenient access for all sections of the community to, from and within developments. This will benefit local amenity and air quality and a minor positive effect is expected on this SA objective.
16. To mitigate and adapt to climate change	++	The policy seeks to increase the use of sustainable transport in the Borough which would be to the benefit of local greenhouse gas emissions. A significant positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC2: Managing Transport and Travel Impacts

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy requires the submission of a Transport Assessment or Transport Statement supported by a Travel Plan to show how traffic generated by the scheme will be mitigated. It is not expected that the requirement should be overly onerous given that only larger schemes are required to include them and so the requirement is not expected to influence the viability of commercial schemes. A negligible effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	+	The policy will help to mitigate the potential effects of larger developments on the local transport network. Given the importance of the transport network in terms of supporting local business this approach will help to promote the area to investors. A minor positive effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	0	A negligible effect is expected on this SA objective.
4. To secure economic inclusion	+	The policy seeks to address the potential negative effects of large scale development on the local transport network through the requirement for Transport Statements or Transport Assessments as well as Travel Plans. As such, new development in Burnley should be able to be incorporated in the existing transport network without traffic issues which might otherwise negatively impact upon local employment opportunities. New schemes for development are also expected to encourage the use of public transport,

SA objective	Score	Justification
		cycling and walking which should help to improve physical accessibility to jobs. A minor positive effect is therefore expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The policy requires the provision of Transport Assessments or Transport Plans as well as Travel Plans to support planning applications for larger schemes in the Borough, which must show how the use of public transport, cycling and walking has been encouraged. A significant positive effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The requires that larger development proposals demonstrate through Travel Plans how the proposal encourages the use of sustainable and active modes of transport. This approach may result in more people walking and cycling day to day, to the benefit of their health and wellbeing, and a minor positive effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy should increase the accessibility of services and employment opportunities in the Borough by requiring larger development proposals to be accompanied by Travel Plans which demonstrate that the proposals encourage the use of sustainable transport. A minor positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	0	A negligible effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	++	The policy specifically aims to address the potential negative impacts that large scale development in Burnley could have on the local transport network. Transport Assessments or Transport Statements and Travel Plans should be used to demonstrate how any negative impacts on the network will be mitigated. The promotion of more substantial modes of transport should also help to maintain a high level of amenity for residents, particularly in terms of traffic, and will benefit air quality. A significant positive effect is therefore expected don this SA objective.

SA objective	Score	Justification
16. To mitigate and adapt to climate change	+	The policy requires that larger schemes demonstrate how sustainable transport use is promoted through the preparation of a Travel Plan. As such this may reduce greenhouse gas emissions from vehicles and a minor positive effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC3: Car Parking Standards

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	0	A negligible effect is expected on this SA objective.
4. To secure economic inclusion	+	The policy seeks to provide a minimum appropriate amount of parking provision to accommodate new development. This is guided by agreed minimum standards for the different uses classes and for commercial development the policy specifically states that car parking provision should be adequate to serve the needs of the development. The policy also requires that adequate cycle parking is provided which may improve connectivity in the Borough through more sustainable modes of transport. As such the policy should result in increased physically connectivity with employment sites and a minor positive effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++/-	This policy would provide for a minimum amount of car parking in the Borough which is appropriate to accommodate new development dependent upon its size and use class. The provision of car parking is to be allowed for with consideration for encourage more sustainable means of transport. In addition the policy also requires that adequate cycle parking provision is provided at new developments. As such the policy may encourage residents to make journeys by modes of transport other than private car and a significant positive effect is expected on this SA objective. This is likely to be combined with a minor negative, however, effect given that the provision of any new car parking facilities may result in ongoing car use to at least some degree.
7. To improve physical and	+	Decisions on the level of parking to be provided within new developments will be expected to encourage

SA objective	Score	Justification
mental health and reduce health inequalities		the use of alternative means of travel to the private car and also should include adequate cycling parking facilities. As such this approach may encourage local people to partake of more active lifestyles and a minor positive effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy requires that the design of parking for developments takes the guidance of the Manual for Streets into consideration. Given that this publication addresses appropriate design to prevent crime, a minor positive effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	Given that the policy would help to ensure an appropriate level of car parking is provided in the Borough it is expected that it would help to protect the accessibility of services and jobs locally. A minor positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy contains guidance on the appropriate design of new parking facilities. Schemes for parking are to be appropriate for the streetscene and those which have a significant negative impact on local character are to be resisted. A minor positive effect is therefore expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	++/-	The policy requires that adequate levels of parking are provided in the Borough. Although minimal levels are to be provided to try to encourage travel by alternative modes of transport, car parking should still be provided to prevent issues such as congestion, highway safety issues and on-street parking problems. The policy should on one hand help to address local amenity in terms of parking, road safety and traffic congestion but on the other hand encourages the use of alternatives modes of transport . A mixed (significant positive/minor negative) effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	+/-	The policy would result in minimal but adequate provision of parking in the Borough. As such it should help to encourage travel by alternative modes of transport. Given that the policy provides for a degree of car parking locally it is however also expected to continue a degree of dependency upon car travel in Burnley. Overall a mixed effect (minor positive/minor negative) effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC4: Infrastructure and Planning Contributions

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	The policy requires the provision of infrastructure to support development or contributions towards this infrastructure. This infrastructure is to include transport improvements and as such would be important for continuing local investment. Although the policy will place a financial burden on developers which could be seen as potentially deterring investment in the Borough, the policy allows for viability to be taken into consideration through an 'open book' approach when considering the requirement for infrastructure contributions. A minor positive effect is therefore expected on this SA objective.
2. To develop and market the Borough's image	+	The policy requirement for infrastructure improvements or contributions towards them covers public realm improvements and improvements to heritage assets. This should help to conserve and enhance the appearance of the Borough including the local historic environment and may indirectly help to attract visitors to the Borough. A minor positive effect is therefore expected on this SA objective.
3. To reduce deprivation in urban and rural areas	+	The policy requires developers to provide or contribute towards infrastructure required to support new development. This is to include the provision of local services and facilities including sport, leisure, recreational and cultural facilities. The policy may therefore help to reduce deprivation within the Borough in terms of access to services. A minor positive effect is therefore expected on this SA objective.
4. To secure economic inclusion	+	The policy requires the provision of infrastructure or contributions towards infrastructure to support new development. Infrastructure to be provided may include transport improvements and therefore this may help to improve access to employment sites within the Borough. A minor positive effect is therefore expected on this SA objective.
5. To develop and maintain a healthy labour market	+	The policy requires the provision of infrastructure or contributions towards education facilities in the Borough where required. As such this is likely to result in increased education opportunities and potentially a beneficial impact on the labour market in Burnley. The provision of this type of infrastructure or contributions towards its provision will depend on the specific nature of the development and therefore the positive effect on this SA objective is likely to be minor.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy requires the provision of infrastructure or contributions towards infrastructure in the Borough to support new developments. This will include transport improvements, including cycling and walking provision. The policy may allow for more journeys by active modes of transport. A minor positive effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy requires infrastructure provision or contributions towards infrastructure to support new developments. This is to include healthcare infrastructure as well as open space which may help to promote wellbeing and may also encourage healthier lifestyle choices in the Borough. A minor positive effect on this SA objective is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The policy requires developers to provide affordable housing onsite or to deliver contributions in lieu of onsite provision. As such, it would increase the amount of affordable housing provided within residential development sites. The policy allows for viability to be taken into consideration through an 'open book' approach when considering the requirement for infrastructure contributions and therefore it should not negatively impact upon the viability of housing developments. A significant positive effect is therefore

SA objective	Score	Justification
		expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy requires the provision of required infrastructure or contributions towards police infrastructure where it is required. Given that this may help to address issues of crime and fear of crime locally a minor positive effect is expected on this SA objective.
10. To increase social inclusion	+	The policy requires the provision of infrastructure or contributions towards infrastructure. This may include facilities such as recreational and cultural facilities as well as open spaces which may help to facilitate local community interaction. A minor positive effect is therefore expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The policy requires the provision of infrastructure or contributions towards infrastructure which would support the local transport network where new development would result in this being necessary. This will benefit access to local services and employment opportunities. In addition, the policy requires infrastructure provision or contributions towards infrastructure to support new developments. This is to include social and community facilities and a minor positive effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy states that infrastructure contributions which are required to make development acceptable in planning terms may include public realm improvements and improvements to heritage assets. This should help to protect local heritage assets and their setting and a minor positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geodiversity	+	The policy requires infrastructure contributions from developments which may be used to fund biodiversity enhancements and open spaces which may be beneficial in terms of local habitat protection. A minor positive effect is therefore likely.
14. To protect and enhance the Borough's landscape and local character	+	The policy requires contributions from developers towards infrastructure improvements, including the provision of open space in Burnley. This would be of benefit to the appearance of the landscape and local character and a minor positive effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	The policy would require developers to provide transport infrastructure improvements or contributions towards such improvements where this is required to make a scheme acceptable in planning terms. As such this policy could help to reduce the potential for reduced traffic flow in the Borough which would otherwise adversely affect amenity and air quality. A minor positive effect is therefore expected on this SA objective.
16. To mitigate and adapt to climate change	+	The types of infrastructure covered by this policy includes flood defences and walking and cycling infrastructure, which would benefit climate change mitigation by reducing the likelihood of incidents of flooding and reducing greenhouse gas emissions from vehicles. A minor positive effect is therefore expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The types of infrastructure covered by this policy include waste management facilities and a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC5: Protection and Provision of Social and Community Infrastructure

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective..
3. To reduce deprivation in urban and rural areas	++	The policy protects community and social facilities in the Borough. New social and community infrastructure is to be provided where a development would increase demand and, where a facility is lost, it should be replaced suitably in the surrounding area. As such this approach will help to directly address social deprivation in the Borough and a significant positive effect is expected on this SA objective.
4. To secure economic inclusion	0	A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The policy requires that new social and community infrastructure is to be provided at locations which provide good access by walking, cycling and public transport. Co-location and multi-functional of social and community infrastructure is also encouraged through the policy which would put these types of facilities in close proximity to each other. Both of these approaches should encourage residents making use of these facilities to make use of more active modes of transport when accessing them. A minor positive effect is therefore expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The policy should encourage people to travel to social and community facilities via more active modes of transport given that these facilities are to be provided in locations which provide good access by walking, cycling and public transport. This approach may therefore result in residents partaking of more active lifestyles. In addition, the social and community infrastructure protected through this policy could have health benefits, for example sports facilities. A significant positive effect is therefore expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	++	The policy directly addresses the provision of social and community infrastructure in the Borough. This type of facility should be provided where new development will increase demand. In addition, where such a facility would be lost a new facility should be provided in the nearby area to meet the loss of this use. A significant positive effect is therefore expected on this SA objective.
11. To improve access to services, amenities and jobs for all	++	The policy directly addresses accessibility and the provision of social and community infrastructure in the Borough. Such facilities are to be provided where new development will create a demand. Replacement

SA objective	Score	Justification
groups		facilities are also to be provided nearby if an existing facility is lost. Community and social facilities in the Borough are likely to remain accessible given that the policy requires new facilities to be provided at locations which are accessible by walking, cycling and public transport. A significant positive effect is therefore expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy would require high quality and inclusive design for community and social infrastructure in the Borough. This is expected to help to contribute to maintaining a high quality of aesthetic design within Burnley. As such local character and heritage assets as well as the overall quality of the local built environment would be protected and a minor positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	0	A negligible effect is expected on this SA objective.
16. To mitigate and adapt to climate change	+	The policy requires the provision of community and social infrastructure in areas which have a good level access by walking, cycling and public transport. It also promotes the co-location and multi-functionality of social or community infrastructure. This approach should help to encourage people to travel by sustainable and more active modes of transport as well as reducing the overall need to travel in Burnley. As such the policy may lead to a reduction in local greenhouse gas emissions and a minor positive effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC6: Telecommunications

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The policy does not specifically support the provision of telecommunications infrastructure which might otherwise improve economic growth. The policy instead sets out the criteria against which proposals for telecommunication apparatus and equipment will be assessed. A negligible effect is therefore likely.

SA objective	Score	Justification
2. To develop and market the Borough's image	+	The policy states that the siting and appearance of proposed telecommunications infrastructure should minimise its impact on the character and appearance of townscape, and so this is likely to help conserve the quality of the built environment. A minor positive effect is therefore likely.
3. To reduce deprivation in urban and rural areas	0	A negligible effect is expected on this SA objective.
4. To secure economic inclusion	0	A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	A negligible effect is expected on this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The policy states the proposals for new masts must be able to demonstrate that non-ionising radiation protection standards have been met. This would help to protect people from detrimental electromagnetic exposure and so a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	0	A negligible effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy does not specifically support the provision of telecommunications infrastructure which might otherwise improve access to services such as high speed broadband. The policy instead sets out the criteria against which proposals for telecommunication apparatus and equipment will be assessed. A negligible effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy states that the siting and appearance of proposed telecommunications infrastructure should minimise its impact on the character and appearance of townscape and should be camouflaged where appropriate. This is likely to help conserve the setting of designated heritage assets which might otherwise be negatively affected by inappropriate siting. A minor positive effect is therefore likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	+	The policy states that the siting and appearance of proposed telecommunications infrastructure should minimise its impact on the character and appearance of the landscape and should be camouflaged where appropriate. This is likely to help preserve the landscape which might otherwise have been negatively affected by inappropriate siting. A minor positive effect is therefore likely.
15. To protect and improve	+	The policy states that the siting and appearance of proposed telecommunications infrastructure should

SA objective	Score	Justification
environmental quality and amenity		minimise its impact on visual amenity and should be camouflaged where appropriate. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	0	A negligible effect is expected on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Policy IC7: Taxis and Taxi Booking Offices

SA objective	Score	Justification
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	A negligible effect is expected on this SA objective.
2. To develop and market the Borough's image	0	A negligible effect is expected on this SA objective.
3. To reduce deprivation in urban and rural areas	+	The policy will require the provision of taxi booking offices to be made mainly within the Secondary Shopping Frontage of Burnley. Given the importance of taxis for local town centre trade in terms of journey completions and the night time economy in particular the provision of this type of facility is important for promoting town centres as destinations and thus maintaining their vitality and viability. The policy limits the number of taxi booking offices in central areas mainly to the Secondary Shopping Frontage and to not more than 40% of this area. This will be of importance in terms of limiting dead frontage which can harm town centres. A minor positive effect is therefore expected on this SA objective.
4. To secure economic inclusion	0	A negligible effect is expected on this SA objective.
5. To develop and maintain a healthy labour market	0	A negligible effect is expected on this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+/-	Taxi provision can facilitate the use of more sustainable modes of transport by enabling people to connect with trains and generally avoid the use of private cars. The policy does not actively promote the provision of taxi offices and some of the criteria included could be seen as restrictive; however it does seek to focus them in central locations which will maximise their usefulness in particular in relation to connecting with train stations. A mixed (minor positive and minor negative) effect is therefore likely.

SA objective	Score	Justification
7. To improve physical and mental health and reduce health inequalities	0	A negligible effect is expected on this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	A negligible effect is expected on this SA objective.
9. To reduce crime, disorder and the fear of crime	+	The policy requires that taxi booking offices are located mainly in central locations within the Secondary Shopping Frontage. Given that central areas are locations where the night time economy is likely to result in more activity this approach could help to reduce disorder in the Borough by aiding dispersal once public houses and restaurants have closed. A minor positive effect is expected on this SA objective.
10. To increase social inclusion	0	A negligible effect is expected on this SA objective.
11. To improve access to services, amenities and jobs for all groups	0	The policy does not specifically support the provision of taxi booking offices which might improve accesses to services in the Borough. The policy instead sets criteria for the provision of taxi booking offices and therefore a negligible effect is expected on this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	+	The policy limits taxi booking offices mainly to the Secondary Shopping Frontage in Burnley. Uses other than A1 (retail) are to be limited to no more than 40% of this frontage and as such dead frontage should be avoided to the benefit of local visual amenity and character. Taxi booking office development is also required by the policy not to have a detrimental impact on the character of surrounding uses in Burnley and as such the policy should play a role in protecting the local built environment. A minor positive effect is expected on this SA objective.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0	A negligible effect is expected on this SA objective.
14. To protect and enhance the Borough's landscape and local character	0	A negligible effect is expected on this SA objective.
15. To protect and improve environmental quality and amenity	+	The provision of taxi booking offices in the Borough has the potential to negatively impact upon local amenity and environmental quality particularly in terms of traffic flow as well as vehicle noise and fumes. The policy specifically requires that these negative effects are avoided with reference to residential areas which may be considered to be especially vulnerable to degradation of local amenity. The policy should also address the potential for negative impacts on local street parking by requiring on-site parking at taxi booking offices. A minor positive effect is expected on this SA objective.
16. To mitigate and adapt to climate change	+/-	Taxi provision can facilitate the use of more sustainable modes of transport (thereby reducing greenhouse gas emissions) by enabling people to connect with trains and generally avoid the use of private cars. The policy does not actively promote the provision of taxi offices and some of the criteria included could be seen as restrictive; however it does seek to focus them in central locations which will maximise their usefulness in particular in relation to connecting with train stations. A mixed (minor

SA objective	Score	Justification
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	positive and minor negative) effect is therefore likely. A negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	A negligible effect is expected on this SA objective.

Appendix 9 SA Matrices for the Site Allocations in the Proposed Submission Draft Local Plan

Housing Sites (Allocated in Policy HS1)

HS1/1: Former Hameldon Schools Site

Site	Former Hameldon Schools Site	Area (ha)	10.10
Potential Capacity	250	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As this site is not within 50m to a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	This site is within 1km of a Decile 1 IMD area so there is potential for positive effects on reducing deprivation, but uncertainty exists over the ability of deprived groups to access new housing. The potential minor positive effect is reinforced given that Padiham town centre is within 1km to the north west of the site which would mean that the development would support local businesses and services in that area.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but not within 800m of a train station. A minor positive effect is therefore likely for this SA objective. This is reinforced by the fact that the policy specifies that a footpath link should be maintained to the Sweet Clough Greenway, which will increase opportunities for walking locally.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and within 1,200m of a GP. This is likely to support residents leading healthy lifestyles and a significant positive effect is likely. This is reinforced by the fact that the policy specifies that a footpath link should be maintained to the Sweet Clough Greenway, which will increase opportunities for walking locally.	
8. To improve access to a range of good quality, resource efficient and	++	The site is not in a high housing vacancy rate area, but is expected to have a positive effect on this objective by providing new housing. As the site is relatively large (10.10 ha), the positive effect is expected to be significant. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.	

affordable housing		
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and community facility as well as being within 30 minutes public transport travel time of key services in the Borough. A significant positive effect is therefore likely. Although there are existing playing pitches on the site, these will not be lost as a result of the development as the policy specifies that they should be retained and/or replaced by equivalent provision elsewhere, detailed proposals for which should be submitted with any planning application. The policy also requires that a new equipped play area must be provided on site.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The Grade II listed Boundary Stone is directly adjacent to the west of this site and there are a number of other Grade II listed buildings within 5km as well as Gawthorpe Hall (a Registered Park and Garden) which is to the north. The development of this site therefore has the potential for negative effects on the setting of those assets. In particular, the Grade II listed Boundary Stone which is adjacent to the site may be subject to significant direct negative impacts from the development, but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the northern part of the site is within the setting of the Listed All Saints Church and Habergham Nursery and potentially in the setting of Gawthorpe Registered Park and Garden. Any development would need to assess this impact.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is within 250m of Lower House Lodges Local Nature Reserve and is partially within ecological networks for woodland and grassland; therefore a negative effect could occur as a result of the development. However, as the area has been previously developed negative effects could be less likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy does incorporate some mitigation, stating that the site forms part of the Lancashire Ecological Network for woodland and that protected species have been recorded. It goes on to state that an ecological survey will be required to accompany any planning application which identifies and addresses this issue and retains a substantial area of multi-functional green infrastructure through the central area of the southern half of the site. Overall a potential but uncertain minor negative effect is therefore identified.
14. To protect and enhance the Borough's landscape and local character	0	The effects of new housing development on the landscape will depend on the design of sites and the surrounding landscape quality, which introduces uncertainty. This site is located outside of the Green Belt and is on mostly brownfield land. A negligible effect is therefore likely.
15. To protect and improve environmental quality and amenity	+	The majority of this site is on previously developed land previously associated with Hameldon School. A minor positive effect is therefore likely as the redevelopment of the site would reduce vacant sites in the Borough whilst minimising the loss of good quality agricultural soils.

16. To mitigate and adapt to climate change	0	The majority of this site is on brownfield land and is mostly outside Flood Zones 3a. As such, a negligible effect is expected in relation to this SA objective. The policy goes on to state that the layout and design of the development should take account of the recommendations of the Council's Strategic Flood Risk Assessment.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of development at this site on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is mostly on brownfield land, it may offer opportunities for re-using existing buildings and materials, and a minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/2: Hollins Cross Farm

Site	Hollins Cross Farm	Area (ha)	8.65
Potential Capacity	184	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	This site is more than 50m from a key gateway and is outside of a defined regeneration area and is therefore likely to have a negligible effect on this objective.	
3. To reduce deprivation in urban and rural areas	+?	The site is approximately 960m to the south east of a Decile I MD area. Therefore, the development of the site could have a minor positive effect on this objective. However, the ability of local people to access housing will be dependent on other factors such as affordable housing availability, creating uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a	

transport modes		bus stop but is more than 800m from a train station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This is likely to promote healthy lifestyles and a significant positive effect is identified.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The site is not in a high vacancy area but is relatively large (8.65ha) and is therefore likely to have a significant positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site. There are, however, a number of Grade II Listed Buildings within 5km as well as Burnley Wood, Canalside and Palatine Conservation Areas and Towneley Hall and Scott Park Registered Parks and Gardens. A minor negative effect on those assets could therefore occur as a result of developing this site for housing. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. There are no designated biodiversity or geodiversity sites within 1km of this site although the site is partially within a woodland ecological network. Therefore, the development of this site for housing may have a negative effect on this objective. The policy for this allocation states that protected species have been recorded on the site and requires an ecological survey to be submitted with any planning application to address these issues. Overall, a negligible effect is likely. However, a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	This site is just under 10ha in size and is on greenfield land although it is outside of the Green Belt. Therefore, a minor negative effect could occur in relation to this SA objective but this is uncertain as effects would depend on the design of any development. The policy specifies that appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape – this requirement may help to mitigate the potential landscape impacts.
15. To protect and improve environmental quality and amenity	-	This site is on previously undeveloped (greenfield) land that is Grade 4 agricultural quality and development here is therefore likely to have a minor negative effect on soil preservation.
16. To mitigate and adapt to climate change	-	The site is on greenfield land and is entirely outside of flood zones 3a and 3b. Therefore, development here is likely to have a minor negative effect on this objective.

17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and development here is therefore likely to have a negligible effect on this objective, as it will not offer opportunities for re-using existing buildings and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health, 8: Housing and 11: Access to services. No significant negative effects are likely.		

The size of site HS1/3: Former William Blythe Site has been reduced from 14.8ha to 6.0ha between the Preferred Options Local Plan stage and the Proposed Submission Draft Local Plan stage. The appraisal has been amended accordingly and is presented in the matrix below.

HS1/3: Former William Blythe Site, Hapton

Site	Former William Blythe Site, Hapton	Area (ha)	6.0
Potential Capacity	151	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As this site is not within 50m of a key gateway or a regeneration area, new development here will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++	This site is within 250m of the rural settlement of Hapton, and there may therefore be a significant positive effect on the viability and vitality of the settlement by boosting population in the area.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective. This is reinforced by the fact that the policy requires safe and convenient access for pedestrian and cyclist to be provided which connects to the canal towpath.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route which could affect healthy lifestyles by enabling people to use this active form of transport day to day. In addition, the policy requires safe and convenient access for pedestrian and cyclist to be provided which connects to the canal towpath which may further encourage active travel. However, the site is not within 1,200m of a GP. A minor positive effect is therefore identified for this SA objective overall.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	This site is not in a high housing vacancy rate area, but is still expected to have a positive effect on this objective by providing new housing. As the site is relatively large (6.0ha) the positive effect is expected to be significant. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a primary school, shop and community facility and is within 30 minutes public transport time of key Borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a Grade II listed bridge adjacent to the site which may be subject to significant direct negative impacts from the development. In addition, the development may have further negative effects on the setting of several other Grade II listed buildings or structures and one Grade I listed building that are within 1km of the site. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. It is noted that the area to the south of the site is dominated by the motorway and dual carriageway so development is less likely to lead to adverse effects on assets to the south.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is partially within a woodland ecological network and Lower House Lodges LNR is within 1km. A negative effect could therefore occur. However, it is noted that because the area has been previously developed, negative effects could be less likely and a degree of uncertainty exists as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. In addition, the policy includes mitigation, stating that the site forms part of the Lancashire Ecological Network for Woodland and that an ecological survey will be required to accompany any planning application which identifies and addresses this issue.
14. To protect and enhance the Borough's landscape and local character	0	The effects of new housing development on the landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on brownfield land and is outside of the Green Belt, development here is likely to have a negligible effect on this SA objective. The policy includes some mitigation for potential landscape impacts, stating that appropriate landscaping and boundary treatment should include screening to the northern and eastern boundary to reduce the

		impact on the wider landscape.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore help to prevent the loss of soils elsewhere in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 2 and 3 (which would be inappropriate for housing developments such as this). As such, a negligible effect is expected on this objective as development would not increase the risk of surface water flooding through the loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of this housing allocation on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land, it may offer opportunities for re-using existing buildings and materials, and a minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: sustainable transport, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/4: Land at Rosendale Road

Site	Land at Rosendale Road	Area (ha)	7.52
Potential Capacity	188	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Tourism, the economic benefits of the natural environment, and local goods and materials are unlikely to be affected by housing development. This site is not within 50m of a key gateway, or in a defined regeneration area, and a negligible effect on this SA objective is therefore expected.	
3. To reduce deprivation in urban and rural areas	+++	This site is approximately 150m south of a Decile 1 IMD area and development here may therefore have a significant positive effect on improving conditions in that area by offering access to the housing market. The ability to access housing will be dependent on other factors such as affordable housing availability, however, creating uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but not within 800m of a railway station. A minor positive effect is therefore likely in relation to this SA objective.
7. To improve physical and mental health and reduce health inequalities	-	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is not within 400m of a defined on or off road cycle route or within 1,200m of a GP. A minor negative effect is therefore likely in relation to this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	This site is not in a high housing vacancy rate area, but is relatively large (7.52ha) and a significant positive effect is therefore expected on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected, stating that a scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a primary school, a shop and a community facility. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a Grade II Listed Building (Base of former Butter Cross) within the boundary of this site, which may be disturbed and lead to significant negative effects on this objective. There are also a number of other Listed Buildings within close proximity of the site, including the Grade II Listed Habergham Hall Farm, Lower Micklehurst Farm, and a building known as the Castle on Manchester Road. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. There are no designated nature conservation areas within 1km of this site, although the site is partially within a woodland ecological network.. The site allocation policy states that protected species have been recorded on the site and that an ecological survey will be required to accompany any planning application to address these issues. Overall a negligible effect is likely, although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The effects of new housing development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (7.52ha) and is on greenfield land outside the Green Belt; therefore a minor negative effect is most likely. The policy includes some mitigation, stating that appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the

		impact on the wider landscape, along with roadside trees and shrubs adjacent to Rossendale Road.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land, which is outside of flood zones 2 and 3 (which would be inappropriate for residential developments such as this). As such, a minor negative effect is expected as a result of development increasing the risk of surface water flooding through the loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and is therefore likely to have a negligible effect on this objective, as it will not offer opportunities for re-using existing buildings and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/5: Former Baxi site, Padiham

Site	Former Baxi site, Padiham	Area (ha)	8.23
Potential Capacity	244	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or a regeneration area; therefore it will not contribute to the quality of the built environment in those areas, and a negligible effect is expected.	
3. To reduce deprivation in urban and rural areas	++	Padiham Town Centre is within 250m of this site so there may be significant positive effects on the viability and vitality of the town centre by boosting population growth in the area. In addition, the site is adjacent to a Decile 1 IMD area and so new development nearby could stimulate the regeneration of that area.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	-	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is not within 400m of a bus stop or 800m of a railway station. A minor negative effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP which would have positive benefits for encouraging people to lead healthy lifestyles. A significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The site is not in a high housing vacancy rate area, but is expected to have a positive effect on this objective as it will provide new housing. As the site is relatively large (8.23ha), the positive effect is expected to be significant. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a primary school, GP, shop and community facility but the site is not within 30 minutes travel time of the key borough services assessed. A minor positive effect is therefore likely overall.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As this site is within 1km of the Padiham Conservation Area, Gawthorpe Hall (Grade I listed) and Gardens (Grade II listed), as well as several statutory listed (Grade II) buildings, the development of this site has the potential for negative effects on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. Due to the open aspect of the site to the east, effects on Gawthorpe Hall would be more likely.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is partially within a grassland ecological network. A negative effect could therefore occur. However, it is noted that, because the area has been previously developed, negative effects could be less likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy includes some mitigation, stating that the site forms part of the Lancashire Ecological Network for Grassland and that an ecological survey will be required to accompany any planning application which identifies and addresses this issue. The policy also notes that the southern part of the site adjoining the River Calder should be retained/developed as multi-functional green infrastructure as part of the ecological network. Overall a potential but uncertain minor negative effect is therefore identified.
14. To protect and enhance the Borough's	0	The effects of new housing development on the landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on brownfield land outside of the Green Belt, development here is likely to have a negligible

landscape and local character		effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore avoid the loss of soils elsewhere in the Borough.
16. To mitigate and adapt to climate change	-	Over 60% of this site is located on land within Flood Zone 3a and a small percentage in Flood Zone 3b) and therefore a negative effect is expected on this SA objective. As the site is brownfield land, however, development is unlikely to contribute to increased flood risk elsewhere through loss of permeable greenfield land, and the negative effect is expected to be minor. The policy includes some mitigation, stating that the scheme proposed for the site will be expected to satisfy the Sequential and Exception Tests set out in the NPPG, and that layout and design of the development should take into account the recommendations of the Council's Strategic Flood Risk Assessment which indicates how flood risk can be adequately mitigated.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of housing development at this site on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land, it may offer more opportunities for re-using existing buildings and materials, and a minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Housing and 8: Housing. No significant negative effects are likely.		

HS1/6: Lambert Howarth

Site	Lambert Howarth	Area (ha)	2.99
Potential Capacity	100	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is on brownfield land and is within 50m of a key gateway as well as a regeneration area. A significant positive effect is therefore likely given the potential for the site to enhance the quality of the built environment and reduce the number of vacant sites in the Borough. This is reinforced by the fact that the policy text recognises that the site is located on a Key Gateway into Burnley Town Centre and states that development will be expected to reinforce the site's key gateway role.	
3. To reduce deprivation	++?	This site is within a Decile 1 IMD area. Therefore, the development of this site may have a significant positive effect on this	

in urban and rural areas		objective; however uncertainty exists over the ability of deprived groups to access the new housing and will depend on factors such as the level of affordable housing provided.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective. This is reinforced by the fact that the policy specifies that the bridge that connects this site with Finsley Gate should be brought back into use, enabling pedestrians and cyclists to easily cross the site, and that a new pedestrian crossing should be provided on Finsley Gate. It also states that contributions will be sought to facilitate this and the provision of improved pedestrian and cycle routes to Burnley town centre.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective. This is reinforced by the fact that the policy specifies that the bridge that connects this site with Finsley Gate should be brought back into use, enabling pedestrians and cyclists to easily cross the site, and that a new pedestrian crossing should be provided on Finsley Gate. It also states that contributions will be sought to facilitate this and the provision of improved pedestrian and cycle routes to Burnley town centre.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small size (2.99ha); therefore a minor positive effect on this objective is likely. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and a community facility and within 30 minutes public transport time of all of the key borough services assessed. A significant positive effect is therefore likely for this SA objective overall.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	This site is within Canalside Conservation Area which contains a number of Listed Buildings, three of which are within close proximity to the east. Within 1km there are a number of other heritage assets, including Burnley Town Centre Conservation Area, Top o' th' Town Conservation Area, Palatine Conservation Area, Burnley Wood Conservation Area and Scott Park, Thompson Park, Queen's Park and Towneley Hall Registered Park and Gardens. Therefore, the development of this site has the potential for a negative effect on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects are uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy includes some mitigation, stating that development will be expected to create a positive and appropriate

		relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding historic townscape. The policy also states that the site includes Finsley Gate Mill, a non-designated heritage asset, and that the significance of heritage assets, including their settings, within and adjacent to this site should be conserved and, where possible, enhanced with particular consideration given to the potential impact on the setting of the Canalside Conservation Area. Overall, a potential but uncertain minor negative effect is therefore identified.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is partially within a grassland ecological network. There are no designated nature conservation areas within 1km of the site. A negligible effect is therefore most likely for this SA objective although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The effects of new housing development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. As this site is located on previously developed land outside of the Green Belt, it is most likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils elsewhere in the Borough.
16. To mitigate and adapt to climate change	0	This site is on brownfield land and is outside of flood zones 2 and 3. The development of this site would therefore not result in the loss of permeable land and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials, although some of the buildings onsite have been demolished. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: sustainable transport, 7: Health, and 11: Access to services. No significant negative effects are likely.		

The size of site HS1/7: Ridge Wood has been reduced from 5.17ha to 0.87ha between the Preferred Options Local Plan stage and the Proposed Submission Draft Local Plan stage. The appraisal has been amended accordingly and is presented in the matrix below.

HS1/7: Ridge Wood

Site	Ridge Wood	Area (ha)	0.87
Potential Capacity	18	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will	

potential of business sectors and reduce disparities between local and sub-regional economic performance		affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or a regeneration area and so will not contribute to the quality of the built environment in those areas and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area; therefore development here may have a significant positive effect on this objective. However, uncertainty exists over the ability of deprived groups to access the new housing.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but not within 800m of a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate and is small in size (0.87ha); therefore a minor positive effect on this objective is likely. The policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a GP, a primary school, a shop and community facility. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect because the site includes publicly accessible green space that would be lost as a result of residential development at the site.
12. To protect and enhance the built environment and	--?	This site is directly adjacent to Queen's Park Burnley Registered Park and Garden. Within the wider area there are a number of Listed Buildings, particularly in and around Burnley town centre to the west of the site, and a number of Conservation Areas (including Top o' th' Town, Canalside and Palatine) and other Registered Parks and Gardens (including Thompson Park and

cultural heritage, including archaeological assets		Towneley Hall). Therefore, the development of this site has the potential to have negative effects on the setting of those assets, particularly Queen's Park. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects are uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is within a woodland and grassland ecological network although it is more than 1km from the nearest biodiversity designation. A minor negative effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments. The policy includes some mitigation, stating that the site forms part of the Lancashire Ecological Network for Woodland and that an ecological survey will be required to accompany any planning application which identifies and addresses this issue. Overall, a potential but uncertain minor negative effect is therefore identified.
14. To protect and enhance the Borough's landscape and local character	-?	The effects of new development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (0.87ha) and on greenfield land although it is outside of the Green Belt. A minor negative effect is therefore likely. The policy includes some mitigation, stating that trees on and adjoining the site should be retained and that supplementary planting will be expected including between this site and the adjacent site on HS1/26 – Land adjacent 2 Queens Park Road.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is on greenfield land but is outside of flood zones 2 and 3 and is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here would not offer opportunities for re-using existing buildings and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health, and 11: Access to services (although this is part of a mixed effect). A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/9: Red Lees Road, Cliviger

Site	Red Lees Road & Richmond Avenue, Cliviger	Area (ha)	5.00
Potential Capacity	125	Greenfield/Brownfield	Greenfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.
2. To develop and market the Borough's image	+	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is on greenfield land and incorporates a key gateway; therefore a minor positive effect is likely in terms of enhancing the quality of the built environment in that area.
3. To reduce deprivation in urban and rural areas	++	This site adjoins Brunshaw and may therefore support local businesses and services there. Although the site is more than 1km away from a Decile 1 IMD area, a significant positive effect is likely.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but is more than 800m from a train station. A minor positive effect is therefore likely in relation to this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route; however it is not within 1,200m of a GP. A minor positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The site is not in a high housing vacancy rate area but is relatively large (5ha) in size and therefore is likely to have a significant positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 30 minutes public transport travel time of key Borough services and within 1,200m of a shop and community facility but not a school or GP. A minor positive effect is therefore likely for this SA objective.

12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>There are no designated heritage assets directly adjacent to this site. However, there are several Grade II listed buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments within 5km of the site. Those which are within 1km include listed buildings such as Hollins Farmhouse, Hollins Hall, Ice House at North East Corner of Grounds of Former Ormerod House, Higher Red Lees Farmhouse, Far Side Farmhouse with Integral Barn, Barcroft Hall with Attached Garden Wall and Entrance Gateway, Fir Trees Foxstones Cottage Foxstones Farmhouse, Workshop and Rose Cottage on East Side of Courtyard At Foxstones Farm, Mounting Block Beside West Wall of Workshop on East Side of Courtyard at Foxstones Farm, Well Circa 25 Metres South of Foxstones Farmhouse, Hurstwood, Tattersalls Farmhouse (Left) Tattersalls House and Wood Nook Cottage (Right), Ivy Cottage, Spenser House and Barn on West Side Of Road, Immediately East of Spenser House. In addition, Towneley Hall Registered Park and Garden as well as Worsthorne and Hurstwood Conservation Areas are also within 1km. Therefore, a minor negative effect could occur in relation to this SA objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the south eastern part of the site lies within 250m of the Grade II Listed Higher Red Lees Farmhouse and that any development would need to assess impact on its setting and should also consider if the site contributes to the setting of Towneley Hall and the Registered Park and Garden.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	-?	<p>Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within a woodland ecological network. There are no designated areas within 250m of the site, the closest being Deer Pond, Towneley Park LNR which is within 1km to the west. Hurstwood-Sneddon Local Geodiversity Site is approximately 950m east. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. The site is greenfield and could form an important link between areas of biodiversity value. The site allocation policy states that protected species have been recorded on the site and that an ecological survey (including breeding bird survey) will be required to accompany any planning application to address these issues. Overall a minor negative effect is likely, and a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.</p>
14. To protect and enhance the Borough's landscape and local character	-?	<p>The site is relatively small in landscape terms (5 ha) and is outside of the Green Belt, but is on greenfield land. Therefore, the development of this site for housing could have a minor negative effect on this objective. This effect would depend on design and visibility within the landscape, which introduces uncertainty. Low density housing with green infrastructure would provide some mitigation if the site was taken forward. The policy includes some mitigation, stating that appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape.</p>
15. To protect and improve environmental quality and amenity	-	<p>Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.</p>
16. To mitigate and adapt to climate change	-	<p>The site is on greenfield land but is outside of flood zones 3a and 3b and is therefore likely to have a minor negative effect on this objective.</p>
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	<p>The site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a brownfield site.</p>

18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 8: Housing. No significant negative effects are likely.		

HS1/10: Higher Saxifield

Site	Higher Saxifield	Area (ha)	5.17
Potential Capacity	120	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	This site is more than 50m from a key gateway and is outside of a defined regeneration area and new development here is therefore likely to have a negligible effect on this objective.	
3. To reduce deprivation in urban and rural areas	0	This site is not within 1km of a Decile 1 IMD area or a town centre/rural settlement. A negligible effect is therefore likely.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would encourage residents to lead more healthy lifestyles and a significant positive effect is likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The site is not in a high housing vacancy rate area, but is relatively large in size (5.17ha) and therefore development of the site is likely to have a significant positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected, stating that a scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected.	

9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key services in the Borough. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>Higher Saxifield Farmhouse (a Grade II listed building) is directly adjacent to the south of the site and Harle Syke Conservation Area is also approximately 80m to the south. Jib Hill Conservation Area and a number of other Grade II listed buildings are between 250m and 1km away. Therefore, the development of this site could have a significant negative effect on this objective). However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy states that a desk based archaeological assessment will be required to support any planning application to indicate the potential for archaeology to be present on site.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the western part of the site is adjacent to the Grade II Listed Higher Saxifield Farmhouse and that any development would need to assess this impact.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated biodiversity or geodiversity sites within 1km. The site allocation policy states that protected species have been recorded on the site as well as Priority Habitat (neutral grassland) and that an ecological survey will be required to accompany any planning application to address these issues. A negligible effect on this objective is therefore most likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	This site is outside of the Green Belt and is relatively large in landscape terms (5.17ha) but is on greenfield land; therefore development of the site may have a minor negative effect on this objective. However, this is currently uncertain as effects would depend on the design of any development. The policy incorporates landscape-related mitigation, stating that appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land and entirely outside of flood zones 3a and 3b and housing development here is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable	0	This site is on greenfield land and development here is therefore likely to have a negligible effect on this objective, as it will not offer opportunities for re-using existing buildings and materials.

management of waste.		
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

The size of site HS1/11: Land at Burnley General Hospital has been reduced from 3.15ha to 1.27ha between the Preferred Option Local Plan stage and the Proposed Submission Draft Local Plan stage. The appraisal has been amended accordingly and is presented in the matrix below.

HS1/11: Land at Burnley General Hospital

Site	Land at Burnley General Hospital	Area (ha)	1.27
Potential Capacity	64	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	This site is not within 50m of a key gateway or within a defined regeneration area and will therefore have a negligible effect on this objective, as the site is not expected to enhance the built environment by reducing the number of vacant sites and buildings in those areas.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area so there is potential for significant positive effects on reducing deprivation; however uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is not within 800m of a railway station. A minor positive effect is therefore likely for this SA objective.	

7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help promote healthy lifestyles and a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	This site is outside of high housing vacancy rate areas (although it is adjacent to such an area at Brennand Street) and is relatively small in size (1.27ha). However, the policy specifies that a mix of dwelling types will be expected and that development at the site will include extra care or sheltered housing, which will ensure that the particular needs of different groups are met. Overall, a significant positive effect is therefore expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and community facility as well as being within 30 minutes public transport travel time of key Borough services. Therefore, the development of this site for housing is likely to have a significant positive effect on this objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to the site although Harle Syke Conservation Area, Jib Hill Conservation Area, and a number of Grade II listed buildings are within 1km. Therefore, the development of this site could have minor negative effects on this objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that to the south of the site are a number of blocks which may considered to be locally significant and that this would require further analysis.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated biodiversity or geodiversity sites within 1km. The site allocation policy states that protected species have been recorded on the site and that an ecological survey will be required to accompany any planning application to address these issues. Therefore, the development of housing at this site is most likely to have a negligible effect on this objective, although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	This site is on brownfield land and is outside of the Green Belt and is therefore likely to have a negligible effect on this objective.
15. To protect and improve environmental quality and amenity	+	This site is on previously developed (brownfield) land and development here is therefore likely to have a minor positive effect on soil preservation as it will avoid the loss of soils and would reduce the number of derelict or vacant sites in the borough.
16. To mitigate and adapt	0	This site is on brownfield land and is outside of flood zones 3a and 3b and development here is therefore likely to have negligible

to climate change		effects on this objective. The replacement of hospital buildings and hard standing with housing and gardens could increase permeability and therefore infiltration rates, with good design.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: Sustainable transport, 7: Health, 8: Housing and 11: Access to services. No significant negative effects are likely.		

HS1/12: Former AIT site

Site	Former AIT Site	Area (ha)	1.81
Potential Capacity	54	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway, but it is within a defined regeneration area, and therefore a significant positive effect can be expected in terms of enhancing the quality of the built environment.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area, so new housing development here may have significant positive effects on reducing deprivation but uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.	

transport modes		
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and the Council has advised that it is within 1,200m of a GP at Manchester Road Surgery. Therefore, a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (1.81ha) and therefore is likely to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a primary school, shop and community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	While there are no designated cultural heritage assets directly adjacent to the site there are several within 1km including several Listed Buildings (Woodtop Primary School, with forecourt walls, piers, railings and overthrow, Old Vicarage, Gannow House, Scott Monument in Scott Park, Cherryfold, Back Lane Farmhouse, Warehouse and Canal Cottage at Dugdale Wharf, numbers 171, 173 and 175 and garden walls) as well as Scott Park Registered Park and Garden and the Palatine and Canalside Conservation Areas. Therefore, the development of this site has the potential for a minor negative effect on the setting of those assets.. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects are uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within a grassland ecological network although there are no designated nature conservation areas within 1km of the site. The site could therefore have a minor negative effect on this SA objective. A degree of uncertainty does exist as it will only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The effects of new housing development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. As this site is located on previously developed land outside of the Green Belt, it is likely to have a negligible effect on this SA objective. The policy includes some relevant mitigation, stating that the proposed scheme should respect the character of the area whilst also providing an opportunity to lower local densities and provide greater levels of private amenity space and off street parking. The scheme should incorporate two storey dwellings and harmonising 'feature plots' enhanced with natural local stonework laid in a manner to match the existing housing in the area, and natural local stone should be used for principal elevations and/or boundary walls together with a limited pallet of other suitable harmonising materials.
15. To protect and improve environmental	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils elsewhere and would reduce the number of derelict or vacant sites in the

quality and amenity		Borough.
16. To mitigate and adapt to climate change	0	The site is on brownfield land and is outside of flood zones 3a and 3b. Therefore housing development here will have a negligible effect on this SA objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough's image, 3: Deprivation, 7: Health and 11: Access to services. No significant negative effects are likely.		

HS1/13: Peel Mill

Site	Peel Mill	Area (ha)	2.02
Potential Capacity	94	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	This site is not within 50m of a key gateway or within a defined regeneration area and will therefore have a negligible effect on this objective, as the site is not expected to enhance the built environment by reducing the number of vacant sites and buildings in those areas.	
3. To reduce deprivation in urban and rural areas	+?	The site is not within a Decile 1 IMD area but is directly adjacent to two such areas. Therefore, the development of new housing at this site may have a minor positive effect on this objective; however uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a	

transport modes		bus stop and is within 800m of a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (2.02ha); therefore a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a GP, a primary school, a shop and a community facility. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage features directly adjacent to this site. Within the wider area there are a number of Listed Buildings, particularly in and around Burnley town centre. The closest heritage asset is Gannow House Grade II Listed Building, approximately 140m to the east which falls within Canalside Conservation Area. Gawthorpe Hall Registered Park and Garden is approximately 1.2km to the north west and Scott Park Registered Park and Garden is approximately 1.2km to the south east. Palatine Conservation Area is also approximately 1.1km to the south east. Therefore, the development of this site for housing has the potential for a minor negative effect on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects are uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is partially within woodland and grassland ecological networks although not within 1km of any nature conservation sites and therefore a negligible effect is most likely. A degree of uncertainty does exist, however, as it may only be possible to determine the effects of development on biodiversity once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on previously developed land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development of new housing on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils and reduce the number of derelict or vacant sites in the Borough. The policy also includes mitigation in relation to amenity, stating that, as the site lies immediately adjacent to the M65, noise mitigation and screening measures will be required, including where necessary to impacted dwellings near to the

		immediately adjacent to the motorway.
16. To mitigate and adapt to climate change	0	This site is on brownfield land and outside flood zones 3a and 3b. The development of the site for housing would therefore avoid the loss of permeable land and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 6: Sustainable transport, 7: Health and 11: Access to services. No significant negative effects are likely.		

HS1/14: Waterside Mill

Site	Waterside Mill	Area (ha)	2.76
Potential Capacity	86	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As this site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+++	This site is immediately adjacent to a Decile 1 IMD area so there is potential for significant positive effects on reducing deprivation in that area but uncertainty exists over the ability of deprived groups to access new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and within 800m of a railway station. A significant positive effect is therefore likely for this SA objective. The policy	

transport modes		states that pedestrian access should be created between the canal and Sweet Clough Greenway north of the site, which may help to encourage walking.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help promote healthy lifestyles and a significant positive effect is likely. The policy states that pedestrian access should be created between the canal and Sweet Clough Greenway north of the site, which may help to encourage walking.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is not in a high housing vacancy rate area, but is still expected to have a positive effect on this objective by providing new housing. As the site is relatively small (2.76ha), the positive effect is expected to be minor. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and a community and is within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely,
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site. As the site is within 1km of Canalside Conservation Area and several statutory listed (Grade II) buildings, this site has the potential for negative effects on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network, however Lower House Lodges Local Nature Reserve is within 1km of the site, and therefore development here could have a minor negative effect on this SA objective. It is noted that because the area has been previously developed, negative effects may be less likely and a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on previously developed land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore avoid the loss of soils in the Borough. The re-use of the site will also reduce the number of vacant spaces in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is mainly located outside of flood zone 3b (apart from a small area in the northeast of the site). As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land. The policy includes mitigation, stating that this area should be utilised as

		multi-functional green infrastructure.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this development on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. Although this site is on brownfield land, previous buildings have already been removed, and development here may therefore offer fewer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: sustainable transport, 7: Health, 8: Housing and 11: Access to services. No significant effects are likely.		

Site HEL/033: Heckenhurst Reservoir/Former Heckenhurst Reservoir has been reduced in size from 2.86ha to 1.38ha between the Preferred Options Local Plan stage and the Proposed Submission Draft Local Plan stage. The appraisal has been amended accordingly and is presented in the matrix below.

HS1/15: Heckenhurst Reservoir/Former Heckenhurst Reservoir

Site	Heckenhurst Reservoir	Area (ha)	1.38
Potential Capacity	35	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As this site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	0	This site is over 1km from the town centre of Burnley. A negligible effect is therefore likely in relation to this SA objective.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a	

use of sustainable transport modes		bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route which would help to promote healthy lifestyles, although it is not within 1,200m of a GP. A minor positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is not in a high housing vacancy rate area and is relatively small in size (1.38ha); therefore it is likely to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and also within 1,200m of a primary school, shop and community facility. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site. However, within 1km there are nine Grade II listed buildings between 250m and 1km of this site including Netherwood Cottage and Farmhouse, Rowley Farmhouse, Rowley Hall, Hollins Farmhouse and Hollins Hall, Jacksons Farmhouse and Cottage, Church of St John the Evangelist, Wallstreams and Church Square. In addition, Worsthorne Conservation Area is approximately 600m to the east of the site. Therefore, housing development at this site could have a minor negative effect on this objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and it is more than 250m from the nearest biodiversity designation. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. The site allocation policy states that protected species have been recorded on the site and that an ecological survey will be required to accompany any planning application to address these issues. Overall a negligible effect is likely, although there is a degree of uncertainty as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The site is relatively small in landscape terms (1.38ha) and is outside of the Green Belt on brownfield land. Therefore, the development of this site for housing is likely to have a negligible effect on this objective. The policy includes mitigation, stating that appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape, and this reinforces the negligible effect

15. To protect and improve environmental quality and amenity	+	Development on brownfield land such as this site would reduce the loss of soils and the number of vacant sites in the Borough. A minor positive effect is therefore likely.
16. To mitigate and adapt to climate change	-	The site is on partly greenfield land but is outside of flood zones 3a and 3b and housing development here is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on partly greenfield land and housing development here is therefore likely to have a negligible effect on this objective, as the site is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a brownfield site. Although part of the site is brownfield, the nature of the site means that opportunities to reuse onsite buildings and materials in new development are likely to be very limited if there are any.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 11: Access to services. No significant negative effects are likely.		

HS1/16: Tay Street

Site	Tay Street	Area (ha)	1.18
Potential Capacity	35	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway but is in a defined regeneration area. The development of the site would therefore contribute to the quality of the built environment, and a significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	The site is in a Decile 1 IMD area; therefore the development of new housing here may have a significant positive effect on this objective although uncertainty exists over the ability of deprived groups to access the new housing opportunities.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	

6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area although it is adjacent to such an area. The site is relatively small in size (1.18ha); therefore a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a GP, a primary school, a shop and a community facility. A significant positive effect is therefore likely. This is reinforced by the fact that the policy specifies that the existing play area at the east end of the site should be retained and a wider landscaping scheme submitted showing the retention and enhancement of further open space in this area.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>This site is not directly adjacent to any designated heritage assets, the closest being Woodtop Primary School (approximately 240m west) which is a Grade II Listed Building. There are a number of other heritage features within 1km, including other Listed Buildings, several of which are focussed in and around Burnley town centre. Canalside Conservation Area is approximately 370m to the north and Palatine Conservation Area is approximately 360m to the south east. Scott Park Registered Park and Garden is also approximately 530m to the south of the site. Therefore, development here could have a minor negative effect on this objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is on the boundary of South West Burnley Homezone.</p>
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The site is not within an ecological network and there are no designated nature conservation areas within 1km of the site and a negligible effect is therefore most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local	0	As this site is located on previously developed land outside of the Green Belt, housing development here is likely to have a negligible effect on this SA objective.

character		
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils and reduce the number of derelict or vacant sites in the Borough. The policy includes mitigation relating to amenity, stating that screening and noise mitigation measures should be incorporated to the north of the site, which lies adjacent to a busy road and a railway.
16. To mitigate and adapt to climate change	0	The site is on brownfield land and outside flood zones 3a and 3b. The development of the site would therefore reduce the loss of permeable land through retaining greenfield sites and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and this may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: sustainable transport, 7: Health, 8: Housing and 11: Access to services. No significant negative effects are likely.		

HS1/17: Former Gardners Site

Site	Former Gardner's Site	Area (ha)	1.43
Potential Capacity	43	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway, but is within a defined regeneration area, and therefore a significant positive effect can be expected for enhancing the built quality of the area.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area, which may have significant positive effects on deprivation, but uncertainty exists over the ability of deprived groups to access new housing. In addition, the site is close to Burnley Town Centre so there may also be positive effects on the viability and vitality of the town centre.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would encourage residents to lead more healthy lifestyles and a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is relatively small (1.43ha) and is not in a high housing vacancy rate area; therefore housing development here is expected to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility. The site is also within 30 minutes public transport time of key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a listed building approximately 160m to the north west of this site. In addition, Canalside Conservation Area is approximately 380m to the north and Scott Park (a Registered Park and Garden) is approximately 500m to the south east. Therefore, these assets may be subject to significant negative impacts from the development, but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geodiversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no biodiversity or geodiversity designations within 1km of this site; therefore a negligible effect on this SA objective is most likely although this is currently uncertain.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on brownfield land outside of the Green Belt, housing development here is likely to have a negligible effect on this SA objective.

15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore avoid the loss of soils in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 3a and 3b but is at significant risk of surface water flooding. The policy states that the layout and design of development will need to take into account the recommendations of the Council's Strategic Flood Risk Assessment. Overall, a negligible effect is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: sustainable transport, 7: Health, and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/18: Former Ridgewood High School

Site	Former Ridgewood High School	Area (ha)	3.42
Potential Capacity	42	Greenfield/Brownfield	Part brownfield, part greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m to a key gateway, but is within a defined regeneration area, and therefore a significant positive effect can be expected as a result of new development enhancing the quality of the built environment in that area.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area so there is potential for significant positive effects on reducing deprivation in the area, but uncertainty exists over the ability of deprived groups to access the new housing.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.	

5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. Burnley Borough Council has stated that this site is within 400m of a bus stop and 800m of a railway station; therefore a significant positive effect is likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP which would have positive benefits for encouraging people to lead healthy lifestyles. A significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is not in a high housing vacancy rate area, but is expected to have a positive effect on this objective by providing new housing. As the site is relatively small (3.42ha), the positive effect is expected to be minor. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, shop and community facility and the Council has advised that the site is within 30 minutes travel time of key borough services. A significant positive effect is therefore identified. This is reinforced by the fact that the policy specifies that the existing playing pitches should be retained and/or replaced by equivalent provision elsewhere, details of which should be submitted with any planning application.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As the site is within 1km of the Leeds Liverpool Canal and the Top o' th' Town Conservation Areas, as well as several Grade II listed buildings or structures, the development of this site has the potential for negative effects on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The area is dominated by the motorway so the development is less likely to result in significant negative effects. In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the eastern part of the site lies immediately adjacent to the Locally Listed Old Hall Farm and that any development would need to assess this impact.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is partially within a grassland ecological network and a minor negative effect on this objective could therefore occur. As the area has been previously developed, negative effects could be less likely and a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.

14. To protect and enhance the Borough's landscape and local character	-	Although housing at this site is intended to be delivered within the footprint of an existing building, the site is located within the Green Belt and is therefore likely to have significant negative effects on landscape character as the purpose of designation could be affected.
15. To protect and improve environmental quality and amenity	+	Development at this site is likely to have a minor positive effect on soil quality as housing at this site is intended to be delivered within the footprint of an existing building, and will therefore avoid the loss of soils in the Borough. The undeveloped areas of the site are on land classified as urban in terms of agricultural quality. The policy includes mitigation relating to amenity, stating that screening and noise mitigation measures should be considered, as the site lies adjacent to the M65 to the west, Stoneyholme Community Primary School to the north-east, and a nursery school to the south.
16. To mitigate and adapt to climate change	0	The housing at this site is intended to be delivered within the footprint of an existing building and is outside of flood zones 3a and 3b (which would be inappropriate for housing developments such as this). As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on partly brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: sustainable transport, 7: Health, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 14: Landscape.		

HS1/19: Coronation Avenue, Thompson Street

Site	Coronation Avenue	Area (ha)	0.90
Potential Capacity	41	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or a regeneration area and so will not contribute to the quality of the built environment in those areas and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural	++?	The site is directly adjacent to a Decile 1 IMD area and is approximately 420m south of Padiham town centre and so the new development would help to support local businesses and services there. Therefore, the development of this site for housing may	

areas		have a significant positive effect on this objective; however uncertainty exists over the ability of deprived groups to access the new housing and employment opportunities.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is not within 800m of a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (0.9ha); therefore a minor positive effect on this objective is likely. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility and is within 30 minutes public transport travel time of the key borough services assessed. A significant positive effect is therefore likely for this SA objective. However, this is mixed with a minor negative effect as the development of this site would involve the loss of publicly accessible green space.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage features directly adjacent to this site. The closest heritage asset (Green Farm Cottage Grade II Listed Building) is 250m north of the site. Within 1km there are a number of other heritage designations, including Padiham Conservation Area (630m north) and Gawthorpe Hall Registered Park and Garden (430m north-east). There are also a number of dispersed Listed Buildings within the wider area. Therefore, this site has the potential for a minor negative effect on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is partially within a grassland ecological network and is within 1km of Lower House Lodges LNR. A negative effect is therefore likely.. The policy includes mitigation, stating that the site forms part of the Lancashire Ecological Network for Grassland and that an ecological survey will required to accompany any planning application which

		identifies and addresses this issue. It also requires that a bat survey be included given the presence of a bat roost. An overall minor negative effect is likely. As a degree of uncertainty does exist, however, it may only be possible to determine the effects of development on biodiversity once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The effects on landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (0.9ha) and is on mostly greenfield land outside the Green Belt. A minor negative effect is therefore most likely.
15. To protect and improve environmental quality and amenity	-	Development on mostly greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as urban in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest quality agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on mostly greenfield land outside flood zones 3a and 3b. The development of the site would therefore lead to a reduction in permeable land and so a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on mostly greenfield land and so would not offer opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health, and 11: Access to services. No significant negative effects are likely.		

HS1/20: Gordon Street Mill, Worsthorne

Site	Gordon Street Mill, Worsthorne	Area (ha)	1.41
Potential Capacity	39	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	The site is more than 50m from a key gateway and is outside of a defined regeneration area and new housing development here is therefore likely to have a negligible effect on this objective.	
3. To reduce deprivation in urban and rural	++	The site is not within 1km of a Decile 1 IMD area but adjoins the rural settlement of Worsthorne. A significant positive effect is	

areas		therefore likely given that the development of the site would support rural businesses and employment in that area.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route which is likely to encourage people to live more healthy lifestyles. However, the site is not within 1,200m of a GP. A minor positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is relatively small (1.41ha) and is outside of high housing vacancy rate areas. Therefore a minor positive effect is identified in relation to this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of primary school, shop and community facility and is within 30 minute public transport travel time of key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>This site is directly adjacent to Worsthorne Conservation Area which contains three Grade II Listed Buildings and one Grade II* Listed Building. Therefore, a significant negative effect could result from development here. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is adjacent to Worsthorne Conservation Area, which is the last remaining mill building in Worsthorne and has local significance and may be considered a local heritage asset so is worthy of retention.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated sites within 1km. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. A negligible effect is therefore most likely although there is a degree of uncertainty as it may only be possible to

		determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy text states that the site has potential to house bats, and that an ecological survey will be required to accompany any planning application. The supporting policy text also states that any potential impacts on the South Pennines Moors SAC/SPA/SSSI would need to be considered in accordance with Policy NE1.
14. To protect and enhance the Borough's landscape and local character	0	The majority of this site is previously developed and the site is not within the Green Belt. Therefore, a negligible effect is likely. The policy includes landscape-related mitigation, stating that appropriate landscaping and boundary treatment should include screening to the northern boundary to reduce the impact on the wider landscape.
15. To protect and improve environmental quality and amenity	+/-?	The majority of the site is on previously developed land and development here is therefore likely to have a minor positive effect on soil preservation, as it would avoid the loss of soils and would reduce the number of derelict or vacant sites in the borough. The site is also within Groundwater Source Protection Zone 2, reflecting proximity to a borehole used for public drinking water supply purposes, and development of the site could result in negative but uncertain effects on groundwater quality.
16. To mitigate and adapt to climate change	0	The majority of the site is on previously developed land and is outside flood zones 3a and 3b. Therefore the development of this site is likely to have a negligible effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The majority of this site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/21: Livingstone Mill

Site	Livingstone Mill	Area (ha)	0.95
Potential Capacity	38	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Tourism, the economic benefits of the natural environment, and local goods and materials are unlikely to be affected by housing development. This site is not within 50m of a key gateway, but is in a defined regeneration area. Therefore a significant positive effect can be expected in relation to new development enhancing the quality of the built environment in the area.	

3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area; therefore housing development at the site may have a significant positive effect on this objective. However, uncertainty exists over the ability of deprived groups to access the new housing.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. A significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is not in a high housing vacancy rate area and is relatively small in size (0.95ha); therefore housing development here is likely to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a GP, a primary school, a shop and a community facility. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to the site. The closest feature is New Hall Bridge Grade II Listed Building which is approximately 60m south. Other heritage features within 1km include a number of other Listed Buildings, Canalside Conservation Area (690m south-east), Top o' th' Town Conservation Area (990m south) and Thompson Park Registered Park and Garden. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. Overall, a potential but uncertain minor negative effect is identified.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore development is most likely to have a negligible effect although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity

		enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on previously developed land outside of the Green Belt, housing development here is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and development here will therefore avoid the loss of soils and reduce the number of derelict or vacant sites in the Borough.
16. To mitigate and adapt to climate change	0	The site is on brownfield land and outside flood zones 3a and 3b. The development of this site would therefore avoid the loss of permeable land by helping to retain greenfield sites and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The site is on brownfield land and so may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 7: Health, and 11: Access to services. No significant negative effects are likely.		

HS1/23: Perseverance Mill, Padiham

Site	Perseverance Mill, Padiham	Area (ha)	1.18
Potential Capacity	56	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to improving the quality of the built environment in those areas, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	The site is adjacent to a Decile 1 IMD area so there is potential for new development here to have significant positive effects on reducing deprivation, but uncertainty exists over the ability of deprived groups to access new housing. In addition, the site is 500m from Padiham town centre, and there may therefore be further positive effects on the viability and vitality of that area.	

4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but that it is not within 800m of a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP and 400m of a defined on or off road cycle route. A significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area, but is expected to have a positive effect on this objective by providing new housing. As the site is relatively small (1.18ha), the positive effect is expected to be minor. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a school, a shop and a community facility and within 30 minutes public transport time of all of the key Borough services assessed. A significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>As the site is within proximity of a number of Grade II listed buildings, and within 1km of Padiham Conservation Area and Gawthorpe Hall Park and Garden, this site has the potential for negative effects on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is approximately 50 metres south of the Listed Jubilee Engine House and that while development is unlikely to impact on the setting of the Listed Building, it needs to be considered.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	!?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network. Lower House Lodges LNR is within 1km and there is a Forest of Burnley site 30m to the south east of the site, and a significant negative effect may therefore occur. However, as the area has been previously developed negative effects may be less likely and a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.

14. To protect and enhance the Borough's landscape and local character	0	As this site is located on brownfield land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and development here will therefore avoid the loss of soils in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is mainly located outside of flood zone 3 (apart from a small area in the northwest of the site). 70% of the site is within flood zone 2, but this is not considered inappropriate for 'more vulnerable use' development such as housing. Overall, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land. The policy includes mitigation, stating that a site specific flood risk assessment will be required to support any planning application through which the development should be demonstrated to pass the Exception Test as set out in the NPPF.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this development on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be resources and the sustainable management of waste determined at the planning application stage. Although this site is on brownfield land, previous buildings have already been removed, and the site may therefore offer fewer opportunities for re-using existing buildings and materials, and a negligible effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/24: Land NE of Sycamore Avenue

Site	Land NE of Sycamore Avenue	Area (ha)	0.77
Potential Capacity	34	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is not within 50m of a key gateway or a defined regeneration area, and therefore a negligible effect	

		is identified for this objective.
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area; therefore new housing development here may have significant positive effects on deprivation, but uncertainty exists over the ability of deprived groups to access the new housing. In addition, the site is close to Burnley Town Centre so there may also be positive effects on the viability and vitality of the town centre.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and within 800m from a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would encourage residents to lead more healthy lifestyles and so a significant positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	++	The site is relatively small (0.77ha) but is immediately adjacent to a high housing vacancy rate area; therefore housing development here is expected to have a significant positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility. The site is also within 30 minutes public transport time of key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	Canalside Conservation Area is approximately 120m to the south east of this site, and this area includes a number of listed buildings. Therefore, these assets may be subject to significant negative impacts from the development, but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated biodiversity sites within 1km. Therefore development at this site is most likely to have a negligible effect although this is uncertain as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate

		biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on brownfield land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore avoid the loss of soils in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 3a and 3b, however it is at significant risk of surface water flooding across extensive areas. The policy states that the layout and design of the development should take into account the recommendations of the Council's Strategic Flood Risk Assessment. Overall, a negligible effect is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: sustainable transport, 7: Health, 8: Housing and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/25: Ridge Avenue

Site	Ridge Avenue	Area (ha)	1.46
Potential Capacity	24	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	The site is not within 50m of a key gateway and is not within a defined regeneration area. Therefore, the development of the site for housing is likely to have a negligible effect on this objective.	
3. To reduce deprivation in urban and rural areas	+++	The site is within 250m of a Decile 1 IMD area so new development here could have a significant positive effect on reducing deprivation although uncertainty exists over the ability of deprived groups to access the new housing. The site is also between 250m and 1km of a rural settlement (Worsthorne) and so the new development could help to support services there.	

4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This is likely to encourage residents to live healthy lifestyles and a significant positive effect is therefore identified.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is outside of a high housing vacancy rate area and is relatively small (1.46ha). Therefore, the development of the site for housing is likely to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect because the site includes publicly accessible green space that would be lost as a result of residential development at the site.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are several statutory listed (Grade II) buildings between 250m and 1 km of the site, and Conservation Areas within 1km of the site. Therefore, the development of the site could have a minor negative effect on this objective. The site is greenfield but forms an infill between existing development, which may minimise any effects on the nearest listed buildings (Rowley Hall and farmhouse). The other listed buildings are outside the visual envelope so any negative effects are unlikely. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is within a woodland ecological network and partially within a grassland ecological network. Therefore, the development of housing at this site may have a negative effect on this objective. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy includes mitigation, stating that the site forms part of the Lancashire Ecological stepping stone habitat for Woodland and that an ecological survey will be required to accompany any planning application which identifies and addresses this issue. Overall a potential but uncertain minor negative

		effect is identified.
14. To protect and enhance the Borough's landscape and local character	-?	The site is greenfield but is not within the Green Belt and is less than 10ha in size; therefore development at this site may have a minor negative effect on this objective but this is uncertain as effects would depend on the design of any development. The policy includes some landscape-related mitigation, stating that offsite replacement tree planting together with compensatory open space improvement will be required. It also states that the trees along Ridge Avenue should be retained and protected during the development's construction.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as urban, any negative effect on soil preservation is expected to be minor as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land and is entirely outside of flood zones 3a and 3b. Therefore, the development of housing at this site is likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and development here is therefore likely to have a negligible effect on this objective, as the site will not offer opportunities for re-using existing building and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health, and 11: Access to services (albeit as part of a mixed effect). No significant negative effects are likely.		

HS1/26: Land adjacent 2 Queens Park Road

Site	Land adjacent to 2 Queens Park Road	Area (ha)	0.95
Potential Capacity	29	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or within a regeneration area. Therefore the site will not contribute to improving the quality of the built environment in those areas and a negligible effect is expected.	

3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area; therefore new housing development at the site may have a significant positive effect on this objective. However, uncertainty exists over the ability of deprived groups to access the new housing opportunities.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (0.95ha); therefore housing development here is expected to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility and is within 30 minutes public transport travel time of other key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is directly adjacent to Queen's Park Burnley Registered Park and Garden. Within the wider area there are a number of Listed Buildings, particularly in and around Burnley town centre to the west of the site, and a number of Conservation Areas (including Top o' th' Town, Canalside and Palatine) and other Registered Parks and Gardens (including Thompson Park and Towneley Hall). Therefore, the development of this site has the potential for a significant negative effect on the setting of those assets, particularly Queen's Park. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy includes mitigation, stating that the potential impact of the development on the setting of the Registered Park and Garden needs to be considered.
13. To protect and enhance the Borough's	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within a grassland ecological network although the site is not

biodiversity and geo-diversity		within 1km of any designated biodiversity sites. A minor negative effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments. The policy incorporates some mitigation, stating that the trees along Ridge Avenue should be retained and protected during the development's construction.
14. To protect and enhance the Borough's landscape and local character	-?	The effects on landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (0.95ha) and is outside of the Green Belt but is on greenfield land. A minor negative effect is therefore likely.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as urban in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land outside flood zones 3a and 3b. The development of the site would therefore lead to a reduction in permeable land and a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would not be opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health, and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/27: Former Dexter Paints

Site	Former Dexter Paints	Area (ha)	0.83
Potential Capacity	27	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or within a regeneration area. Therefore, the site is not likely to contribute to improving the quality of the built environment in those areas and a negligible effect is expected.	

3. To reduce deprivation in urban and rural areas	++?	The site is adjacent to a Decile 1 IMD area; therefore new housing development at the site may have a significant positive effect on this objective. However, uncertainty exists over the ability of deprived groups to access the new housing.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate and is relatively small in size (0.83ha); therefore housing development here would have a minor positive effect on this objective.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 1,200m of a GP, a primary school, a shop and a community facility and is within 30 minutes public transport travel time of other key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to the site, the closest being a Warehouse and Canal Cottage at Dugdale Wharf (approximately 200m to the west). Within 1km there are a number of other heritage assets, including a number of dispersed Listed Buildings, Gawthorpe Hall Registered Park and Garden (approximately 960m north-west) and Canalside Conservation Area (approximately 530m east). Therefore, the development of this site has the potential for a minor negative effect on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network although Lower House Lodges LNR is within 1km of the site to the west. A minor negative effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity

		enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on brownfield land outside of the Green Belt, it is likely to have a negligible effect on this SA objective.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on mostly previously developed land, and development here will therefore avoid the loss of soils and reduce the number of derelict or vacant sites in the Borough. The policy includes mitigation relating to amenity, stating that screening and noise mitigation measures are required in order to lessen the impact of noise from adjacent industrial uses to the east of the site.
16. To mitigate and adapt to climate change	0	The site is on mostly brownfield land and is outside of flood zones 3a and 3b. The development of the site would therefore avoid the loss of permeable land through retaining greenfield sites and a negligible effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: sustainable transport, 7: Health, and 11: Access to services. No significant negative effects are likely.		

HS1/28: Land to rear of Bull and Butcher

Site	Land to rear of Bull and Butcher	Area (ha)	0.95
Potential Capacity	24	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	+	The site is on greenfield land within 50m of the Manchester Road Gateway; therefore housing development here would have a minor positive effect in terms of enhance the quality of the built environment.	
3. To reduce deprivation	+?	The site is between 250m and 1km of a Decile 1 IMD area and new development here may therefore have a minor positive effect	

in urban and rural areas		on improving conditions in that area by offering improved access to the housing market. However, the ability of local people to access housing will be dependent on other factors such as affordable housing availability, creating uncertainty.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of residential sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective
7. To improve physical and mental health and reduce health inequalities	-	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is not within 400m of a defined on or off road cycle route or within 1,200m of a GP. A minor negative effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is outside of a high housing vacancy rate area and is relatively small (0.95ha). Therefore, the development of the site for housing is likely to have a minor positive effect on this objective. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected, stating that a scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and within 1,200m of a shop, school and community facility. A significant positive effect is therefore likely for this SA objective
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are two Grade II listed buildings (Habergham Hall Farm and Lower Micklehurst Farm) that are within 250m of the site, and a Grade II building in the built area and a Grade II Park within 1km of the site. There also Conservation Areas and listed buildings between 1km and 5km from the site. Therefore, minor negative effects could occur in relation to this objective. Due to the relatively small size of the site, negative effects may be less likely but detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of this site is within a woodland ecological network, however, it is not within 1km of any designated nature conservation sites. The site allocation policy states that protected species have been recorded on the site and that an ecological survey will be required to accompany any planning application to address these issues. Overall, a negligible effect is most likely although a degree of uncertainty does exist as it may only be possible to determine the effects once

		more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is on greenfield land but is not within the Green Belt and is relatively small in landscape terms; therefore development on the site may have a minor negative effect on this objective. However, this is uncertain as effects would depend on the design of any development. The policy includes mitigation, stating that appropriate landscaping and boundary treatment should include screening to the southern boundary to reduce the impact on the wider landscape.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land and is entirely outside of flood zones 3a and 3b. Therefore, the development of the site is likely to have a minor negative effect on this objective as the loss of greenfield land would reduce permeability.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on greenfield land and is likely to have a negligible effect on this objective, as it will not offer opportunities for re-using existing building and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 11: Access to services. No significant negative effects are likely.		

HS1/29: Land at Oswald Street

Site	Land at Oswald Street	Area (ha)	0.60
Potential Capacity	20	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	++	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway but is within a defined regeneration area. The development of the site is therefore likely to contribute to improving the quality of the built environment, and a significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	+++?	The site is in a Decile 1 IMD area, and therefore the development of new housing here may have a significant positive effect on this objective; however uncertainty exists over the ability of deprived groups to access the new housing.	

4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop and 800m of a railway station. A significant positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (0.6ha); therefore a minor positive effect on this objective is likely. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 1,200m of a GP, a primary school, a shop and a community facility and the Council has advised that the site is within 30 minutes public transport time of key borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no heritage assets directly adjacent to this site, the closest being New Hall Bridge Grade II Listed Building which is approximately 300m to the north. Within 1km there are a number of other heritage assets including a number of other dispersed Listed Buildings, Canalside Conservation Area (approximately 400m south east), Top o' the' Town Conservation Area (630m south), Burnley Town Centre Conservation Area (1km south), Thompson Park Registered Park and Garden (520m south east) and Queen's Park Registered Park and Garden. Therefore, the development of this site has the potential for a minor negative effect on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy states that the site lies immediately adjacent to the Locally Listed Old Hall Farm, and that any development would need to assess the requirements of Policy HE3.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The majority of the site is within a woodland ecological network and approximately half of the site is within a grassland ecological network. A minor negative effect could therefore occur although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments. The policy includes mitigation, stating that the site forms part

		of the Lancashire Ecological Network for Woodland and Grassland and that an ecological survey will required to accompany any planning application which identifies and addresses this issue.
14. To protect and enhance the Borough's landscape and local character	-?	The effects of new development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (0.6ha) and is on greenfield land outside the Green Belt. A minor negative effect is therefore most likely.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as urban in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest quality agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land outside flood zones 3a and 3b. The development of the site would therefore lead to a reduction in permeable land and so a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would not be opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: Sustainable transport, 7: Health and 11: Access to services. No significant negative effects are likely.		

HS1/30: Brampton House

Site	Brampton House	Area (ha)	0.64
Potential Capacity	18	Greenfield/Brownfield	Mostly greenfield, partly brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway or within a regeneration area. The development of the site is therefore not likely to contribute to improving the quality of the built environment in those areas, and a negligible effect is likely.	
3. To reduce deprivation in urban and rural	+?	The site is approximately 420m from a Decile 1 IMD area. Development of the site may therefore have a minor positive effect on this objective; however uncertainty exists over the ability of deprived groups to access the new housing.	

areas		
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route and is within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is relatively small in size (0.64ha); therefore a minor positive effect on this objective is likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a GP, a primary school, a shop and a community facility. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	The site is not directly adjacent to any designated heritage assets, the closest being a Grade II Listed Building known as Domus on Colne Road, approximately 330m north. Within 1km there are a number of other heritage features, including dispersed Listed Buildings and Jib Hill Conservation Area (950m south east). Therefore, this site has the potential for a minor negative effect on the setting of those assets. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no nature conservation areas within 1km of the site. A negligible effect is therefore most likely although this will be uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.

14. To protect and enhance the Borough's landscape and local character	-?	The effects of new development on the landscape will depend on design and landscape quality within the new development, which introduces uncertainty. This site is relatively small in landscape terms (0.64ha) and is outside the Green Belt but is partly on greenfield land. A minor negative effect is therefore likely.
15. To protect and improve environmental quality and amenity	-	Development on partly greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as urban in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on mostly greenfield land outside flood zones 3a and 3b but at significant risk of flooding. The policy text states that any planning application will need to be supported by a detailed Flood Risk Assessment to demonstrate how flooding will be addressed. Overall, the development of the site would lead to a reduction in permeable land and so a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on mostly greenfield land and so there would not be opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 7: Health and 11: Access to services. No significant negative effects are likely.		

HS1/31: Land adj 250 Brownside Road, Worsthorne

Site	Land adj 250 Brownside Road, Worsthorne	Area (ha)	0.73
Potential Capacity	18	Greenfield/Brownfield	Partly greenfield, partly brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to improving the quality of the built environment in those areas, and a negligible effect is expected.	
3. To reduce deprivation	++	This site adjoins the settlement of Worsthorne and may therefore support local businesses and services there.	

in urban and rural areas		
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 400m of a defined on or off road cycle route but that it is not within 1,200m of a GP. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high housing vacancy rate area and is less than 5ha (0.73ha) in size; therefore a minor positive effect on this objective is likely. This is reinforced by the fact that the policy specifies that a mix of dwelling types will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and is within 1,200m of a primary school, shop and community facility. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is adjacent to Worsthorne Conservation Area. In addition the site is located within 1km of eight Grade II listed buildings including Hollins Farmhouse, Hollins Hall, 11, 13 and 15 Church Square, Jackson's Farmhouse and Cottage adjoining Jackson's Farmhouse and attached garden wall, Wallstreams, with Wallstreams Cottage, Lower Bottin Farmhouse, Higher Bottin Farmhouse and cottage adjoining Higher Bottin Farmhouse and Church of St John The Evangelist. Therefore, a significant negative effect could occur in relation to this objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site is within the setting of Worsthorne Conservation Area and that development of this site should ensure that the character and</p>

		appearance of the Conservation Area is preserved or enhanced.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network, and there are no designated nature conservation areas within 250m of the site. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. Brun Valley Forest Park Local Nature Reserve is approximately 830m to the west and is the only designated site within 1km. The policy states that protected species have been recorded on site and that an ecological survey (including bird survey) will be required to accompany any planning application to address this issue. There may therefore be a negative effect on this SA objective. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is relatively small in landscape terms (0.73ha) and is outside of the Green Belt, but is a mainly greenfield site. Therefore, the development of the site could have a minor negative effect on this objective. This effect would depend on design and visibility within the landscape, which introduces uncertainty. Low density housing with green infrastructure would provide some mitigation if the site was taken forward. The policy includes mitigation, stating that appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact on the wider landscape.
15. To protect and improve environmental quality and amenity	-?	Development on mainly greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough. The site is also within Groundwater Source Protection Zone 2, reflecting proximity to a borehole used for public drinking water supply purposes, and development of the site could result in negative but uncertain effects on groundwater quality.
16. To mitigate and adapt to climate change	-	The site is on mainly greenfield land but is outside of flood zones 3a and 3b and is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on mainly greenfield land and is therefore likely to have a negligible effect on this objective, as development here is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a mainly or entirely brownfield site.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 11: Access to services. A significant negative effect is likely in relation to objective 12: Built environment.		

HS1/32: Cleveland Road (South)

Site	Cleveland Road (South)	Area (ha)	0.42
Potential Capacity	13	Greenfield/Brownfield	Greenfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect housing development at this site are negligible.
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. The site is on greenfield land but is not within 50m of a key gateway or a regeneration area so it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	++?	This site is within 115m of a Decile 1 IMD area; therefore development here could have a significant positive effect. However, the ability of deprived groups to access the housing market will be dependent on other factors though, such as affordable housing availability which creates uncertainty.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop and 800m of a train station. A significant positive effect is therefore likely for this SA objective. The policy specifies that development proposals should include improvements to footpath links to Healey Heights.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP and within 400m of a defined on or off road cycle route. This is likely to help promote healthy lifestyles and a significant positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.42ha); therefore a minor positive effect on this objective is likely. The policy specifies that a mix of 2 and 3 bedroomed dwellings will be expected.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities and jobs for all groups	++/-	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that this site is within 1,200m of a GP, a primary school, a shop and a community facility as well as being within 30 minutes public transport travel time of key Borough services. A significant positive effect is therefore likely. However, this is mixed with a minor negative effect

		because the site includes publicly accessible green space that would be lost as a result of residential development at the site.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There are a number of listed buildings within 1km of this site, the closest being approximately 200m to the west. Approximately 330m to the west is Scott Park Registered Park and Garden and Palatine Conservation Area is approximately 400m to the north. Therefore, a significant negative effect is likely for this objective, although this will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and is more than 1km from the nearest biodiversity designation. The policy text states that an ecological survey will be required to accompany any planning application. A negligible effect is therefore most likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is outside of the Green Belt and is less than 10ha in size but is within greenfield land, therefore the site may have a minor negative effect on this objective but any effect is currently uncertain as it would depend on the design of any development. The policy includes some mitigation, stating that a tree survey will be expected and that the majority of trees are to be retained and any development proposals to include an appropriate scheme for the retention or replanting of trees.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Urban, any negative effect on soil preservation is expected to be minor, as it is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land outside of flood zones 2 and 3. As such, a minor negative effect is expected as development here could increase the risk of surface water flooding by increasing impermeable surfaces and reducing infiltration.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and so there would be limited opportunities for re-using existing buildings and minimising waste generation. A negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 6: Sustainable transport, 7: Health and 11: Access to services (albeit as part of a mixed effect). A significant negative effect is likely for objective 12: Built environment.		

Site HS1/35: Lodge Mill has been allocated in the Proposed Submission Draft Local Plan but was not considered at the Preferred Options stage. It has therefore been appraised for the first time in this SA report in accordance with the SA assumptions and specific site policy text set out in policy HS1: Housing Allocations.

HS1/35: Lodge Mill

Site	Lodge Mill	Area (ha)	2.32
Potential Capacity	35	Greenfield/Brownfield	Brownfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	+++	The site is within 250m of a Decile 1 IMD area so availability of jobs and housing for deprived groups will be improved and a significant positive effect is considered likely. The ability to access the jobs and housing will be dependent on other factors, creating uncertainty.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route and within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (2.32ha), therefore, overall, a minor positive effect on this objective is likely. The policy text states that a mix of dwelling types will be expected as part of any future development which reinforces the minor positive effect.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of new housing developments will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP, a primary school, a shop and a community facility and within 30 minutes public transport travel time of other key Borough services. A significant positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is directly adjacent to Lodge Canal Bridge Grade II Listed Building, and there are a number of other Listed Buildings within the wider area. Therefore, a significant negative effect is likely for this objective. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. The significant negative

		effect is therefore uncertain.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is approximately 900m north of Brun Valley Forest Park LNR. The policy text states that the southern part of the site is wooded and forms part of the Lancashire Ecological Network. It goes on to state that an ecological survey will be required to accompany any future planning application. Overall, a minor negative effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments also.
14. To protect and enhance the Borough's landscape and local character	0	There are no designated landscape areas (Areas of Outstanding Natural Beauty or National Parks) within or adjacent to the Borough so development is not expected to have effects on these designations. In other areas, the effects on landscape are likely to be greater with a larger development, although this will also depend on design and landscape quality, which introduces uncertainty. The site is outside of the Green Belt and on previously developed land associated with Lodge Mill, therefore a negligible effect is likely for this SA objective.
15. To protect and improve environmental quality and amenity	+	As this site is on previously developed land, loss of agricultural land would be avoided and the number of vacant sites in the Borough would be reduced. A minor positive effect is therefore likely for this SA objective.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 3a and 3b. As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on previously developed land associated with Lodge Mill and therefore there may be opportunities for re-using existing buildings and materials, thus reducing the demand for raw materials. A minor positive effect is therefore expected for this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health and 11: Access to services. A significant negative effect is likely for objective 12: Built environment.		

Site HS1/36: Land West of Smithyfield Avenue has been allocated in the Proposed Submission Draft Local Plan but was not considered at the Preferred Options stage. It has therefore been appraised for the first time in this SA report in accordance with the SA assumptions and specific site policy text set out in policy HS1: Housing Allocations.

HS1/36: Land West of Smithyfield Avenue

Site	Land West of Smithyfield Avenue	Area (ha)	1.72
Potential Capacity	30	Greenfield/Brownfield	Greenfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of new housing sites will not have a direct effect on local economic performance. Developments of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore, this site allocation is expected to have a negligible effect on this SA objective.
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As this site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment in those areas, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	++	This site adjoins Brownside and may therefore support local businesses and services there. A significant positive effect is therefore likely in relation to this SA objective.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, this site allocation will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing site allocations will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a defined on or off road cycle route which would help to promote healthy lifestyles, although it is not within 1,200m of a GP. A minor positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is not in a high housing vacancy rate area and is relatively small in size (1.72ha); therefore it is likely to have a minor positive effect on this objective. The policy text states that a mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected as part of any future development. The policy also requires that these homes should be of the highest quality which reinforces the minor positive effect.
9. To reduce crime, disorder and the fear of crime	0	The location of new housing development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of this site allocation on this SA objective are negligible.
10. To increase social inclusion	0	The location of housing site allocations will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, the likely effects of this site allocation on this SA objective are negligible.
11. To improve access to services, amenities	++	The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that the site is within 30 minutes public transport travel time of key Borough services and within 1,200m of a school, shop and community facility. A

and jobs for all groups		significant positive effect is therefore likely.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There are no designated heritage assets directly adjacent to this site. However, within 1km there are seven Grade II listed buildings. In addition, Worsthorne Conservation Area is approximately 650m to the east of the site. Therefore, housing development at this site could have a minor negative effect on this objective. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	--?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network but is within 250m of Brun Valley Forest Park LNR. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. A significant negative effect is therefore most likely although there is a degree of uncertainty as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	-?	The site is relatively small (1.72ha) and is outside of the Green Belt, but is a greenfield site. The policy text states that appropriate landscaping and boundary treatment should include screening to the northern and western boundary to reduce the impact of the wider landscape. Overall, the development of this site for housing could have a minor negative effect on this objective. This effect would depend on design and visibility within the landscape, and the landscaping measures employed which are uncertain at this stage.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land but is outside of flood zones 3a and 3b and housing development here is therefore likely to have a minor negative effect on this objective.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The site is on greenfield land and housing development here is therefore likely to have a negligible effect on this objective, as the site is not expected to offer the same opportunities for re-using existing buildings and materials that may exist at a brownfield site. Although part of the site is brownfield, the nature of the site means that opportunities to reuse onsite buildings and materials in new development are likely to be very limited if there are any.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 11: Access to services. A significant negative effect is likely for objective 13: Biodiversity.		

Site HS1/37: Barden Mill, Barden Lane has been allocated in the Proposed Submission Draft Local Plan but was not considered at the Preferred Options stage. It has therefore been appraised for the first time in this SA report in accordance with the SA assumptions and specific site policy text set out in policy HS1: Housing Allocations.

HS1/37: Barden Mill, Barden Lane

Site	Barden Mill	Area (ha)	0.85ha
Potential Capacity	37	Greenfield/Brownfield	Mostly brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.	
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	The site is within 250m of a Decile 1 IMD area so availability of jobs and housing for deprived groups will be improved and a significant positive effect is considered likely. The ability to access the jobs and housing will be dependent on other factors, creating uncertainty.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a bus stop. A minor positive effect is therefore likely for this SA objective.	
7. To improve physical and mental health and reduce health inequalities	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route and within 1,200m of a GP. This would help to promote healthy lifestyles and a significant positive effect is therefore likely for this SA objective.	
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (0.85ha). The policy text states that a mix of dwellings will be expected as part of any future development. Overall, a minor positive effect on this objective is likely.	
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.	
10. To increase social inclusion	0	The location of new housing developments will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are expected for this SA objective.	
11. To improve access to services, amenities and jobs for all groups	++	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 1,200m of a GP, a primary school, a shop and a community facility and within 30 minutes public transport travel time of other key Borough services. A significant positive effect is therefore likely for this SA objective.	
12. To protect and enhance the built environment and cultural	--?	This site is directly adjacent to Lodge Canal Bridge Grade II Listed Building, and there are a number of other Listed Buildings within the wider area. Therefore, a significant negative effect is likely for this objective. Detailed impacts on	

heritage, including archaeological assets		the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. The significant negative effect is therefore uncertain.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. However, there are no designated nature or geodiversity sites within 1km of this site, and a negligible effect is therefore given, although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments also.
14. To protect and enhance the Borough's landscape and local character	0	There are no designated landscape areas (Areas of Outstanding Natural Beauty or National Parks) within or adjacent to the Borough so development is not expected to have effects on these designations. In other areas, the effects on landscape are likely to be greater with a larger development, although this will also depend on design and landscape quality, which introduces uncertainty. The site is on mostly brownfield land which is partly within the green belt. Given the site's size (0.85ha) and small extent to which it extends into the green belt, a negligible effect is given for this SA objective overall. The re-development of brownfield land may also lead to landscape improvements.
15. To protect and improve environmental quality and amenity	+	A small part of this site is on Grade 3 agricultural land. However, it may be possible to avoid developing this part of the site. In addition, as this site is on mostly previously developed land, the number of vacant sites in the Borough would be reduced. A minor positive effect is therefore likely for this SA objective.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is outside of flood zones 3a and 3b. As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on previously developed land associated with Barden Mill and therefore there may be opportunities for re-using existing buildings and materials, thus reducing the demand for raw materials. A minor positive effect is therefore expected for this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation, 7: Health and 11: Access to services. A significant negative effect is likely for objective 12: Built environment.		

Site HS1/38: Butchers Farm has been allocated in the Proposed Submission Draft Local Plan but was not considered at the Preferred Options stage. It has therefore been appraised for the first time in this SA report in accordance with the SA assumptions and specific site policy text set out in policy HS1: Housing Allocations.

HS1/38: Butcher's Farm

Site	Butcher's Farm	Area (ha)	1.17ha
Potential Capacity	24	Greenfield/Brownfield	Mostly greenfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The location of new housing development will not have a direct effect on local economic performance. These developments will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of all of the housing site options on this objective are negligible.
2. To develop and market the Borough's image	0	Residential developments are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. As the site is not within 50m of a key gateway or a regeneration area it will not contribute to the quality of the built environment, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	0	The site is not within 1km of a Decile 1 IMD area so availability of jobs and housing for deprived groups is not likely to be improved and a negligible effect is considered likely. This site is not within 1km of a town centre.
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which housing development sites will not provide. Therefore, all of these site options will have a negligible effect on this objective.
5. To develop and maintain a healthy labour market	0	The location of housing development will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	The proximity of housing sites to sustainable transport links could affect levels of car use for accessing work and services. The accessibility assessment that Burnley Borough Council carried out as part of the SHLAA shows that this site is within 400m of a bus stop but is more than 800m from a railway station. A minor positive effect is therefore likely for this SA objective.
7. To improve physical and mental health and reduce health inequalities	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is within 400m of a defined on or off road cycle route but not within 1,200m of a GP. This would help to promote healthy lifestyles and a minor positive effect is therefore likely for this SA objective.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	The site is not in a high vacancy rate area and is under 5ha in size (1.17ha), therefore, overall, a minor positive effect on this objective is likely. The policy text states that a mix of dwelling types, including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected as part of any future development. The policy also requires that these homes should be of the highest quality which reinforces the minor positive effect.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects of all options on this SA objective are negligible.
10. To increase social inclusion	0	The location of new housing developments will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The accessibility assessment which Burnley Borough Council carried out as part of the SHLAA identifies that the site is not within 1,200m of a GP, a primary school, a shop or a community facility but is within 30 minutes public transport travel time of other key Borough services. A minor positive effect is therefore likely for this SA objective.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is partly within Worshorne Conservation Area which contains four Listed Buildings. Therefore, a significant negative effect is likely for this objective. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan. Effects would be more able to be determined once specific proposals are developed for a site and

		submitted as part of a planning application. The significant negative effect is therefore uncertain.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. The HRA identifies that the site is within 2.5km of the South Pennine Moors SPA, and could include areas of offsite habitat used by the qualifying species of the South Pennine Moors SPA, or result in disturbance to these species through off site physical disturbance. This site is approximately 750m south-east of Brun Valley LNR and approximately 990m east of Towneley Park and Timber Hill LNR. The policy text states that protected species have been recorded on this site and requires that an ecological survey (including breeding bird survey) be undertaken to accompany any future planning application. Overall, a minor negative effect is likely although this is uncertain as it may only be possible to determine the effects once more detailed designs are available. It may even be possible to incorporate biodiversity enhancements into new developments also.
14. To protect and enhance the Borough's landscape and local character	-?	There are no designated landscape areas (Areas of Outstanding Natural Beauty or National Parks) within or adjacent to the Borough so development is not expected to have effects on these designations. The site is small (1.17ha) and on mostly greenfield land although outside the green belt. The policy text states that appropriate landscaping and boundary treatment should include screening to the southern and western boundary to reduce the impact on the wider landscape. Overall, a minor negative uncertain effect is given as the exact details of the landscaping proposals are not yet known.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of soils, but as this site is located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor.
16. To mitigate and adapt to climate change	-	Sites in food risk areas and greenfield sites will increase the overall surface area of impermeable materials, even if SUDS or other mitigation measures are incorporated. Developments on brownfield sites will have less effect as there have previously been impermeable surfaces. This site is located on previously undeveloped land and is outside of flood zones 3a and 3b. As such, a minor negative effect is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on previously undeveloped land and so there will be limited opportunities for re-using existing buildings and materials, thus increasing the demand for raw materials. Use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage and so a negligible effect is likely.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of all of the site options on this SA objective are negligible.
Site Sustainability Summary		
A significant negative effect is likely in relation to SA objective 12: Built environment. No significant positive effect are likely.		

Gypsy and Traveller Site (Allocated in Policy HS7)

GT1: Site at Oswald Street, Burnley

Site	Oswald	Area (ha)	0.35
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	Street		
Potential Capacity	5 permanent pitches	Greenfield/Brownfield:	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	0	The allocation of a Gypsy and Traveller site will not have a direct effect on local economic performance. Development of this nature will affect the size of the available workforce and people's ability to access jobs; however this is addressed under SA objective 11. Therefore the likely effect of this site allocation on this SA objective is negligible.	
2. To develop and market the Borough's image	++	Gypsy and Traveller sites are unlikely to have effects on tourism, the economic benefits of the natural environment, or local goods and materials. This site is not within 50m of a key gateway, but is within a defined regeneration area, and therefore a significant positive effect can be expected in terms of enhancing the quality of the built environment. This is based on an assumption that sites would be well-designed and maintained.	
3. To reduce deprivation in urban and rural areas	0	The allocation of a new Gypsy and Traveller site is not expected to have a direct effect on reducing deprivation in urban and rural areas; therefore a negligible effect is expected.	
4. To secure economic inclusion	0	This objective relates to the provision of employment opportunities, which Gypsy and Traveller sites will not affect. Therefore, this site allocation will have a negligible effect on this objective.	
5. To develop and maintain a healthy labour market	0	The allocation of a Gypsy and Traveller site will not directly affect the provision of jobs or the level of skill in the local workforce, and will not affect the achievement of this SA objective.	
6. To reduce the need to travel and increase the use of sustainable transport modes	-	This site is not within 400m of a bus stop or 800m of a train station; therefore a minor negative effect is likely.	
7. To improve physical and mental health and reduce health inequalities	++	This site is within 1,200m of a GP surgery and is within 400m of a defined on or off road cycle route; therefore a significant positive effect is likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	++	Gypsy and Traveller sites in any location would be expected to have a positive effect on this objective as they will contribute to meeting the identified need for Gypsy and Traveller sites in the borough. This site has capacity to provide five permanent pitches and so is likely to have a significant positive effect.	
9. To reduce crime, disorder and the fear of crime	0	The allocation of a new Gypsy and Traveller site is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, the likely effects this site allocation are negligible.	
10. To increase social inclusion	0	The allocation of Gypsy and Traveller sites will not affect social inclusion in terms of participation in decision making, engagement, community development etc. While there are links between the location of sites and social exclusion in terms of access to services and facilities, this issue is addressed separately under SA objective 11. Therefore, this site allocation will have a negligible effect on this objective.	
11. To improve access to services, amenities and jobs for all groups	++	This site is within 1,200m of a primary school, GP, shop and community facility and is within 30 minutes public transport travel time of key borough services; therefore a significant positive effect is likely.	

12.To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is within approximately 740m of Canalside Conservation Area to the south east, and the listed New Hall Bridge is within 100m to the east. Therefore, this site has the potential for a significant negative effect on heritage. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect is uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects will be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13.To protect and enhance the Borough's biodiversity and geodiversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is within a woodland ecological network and a grassland ecological network. Approximately 670m to the south east of this site is Brun Valley Forest Park Local Nature Reserve. This may lead to a minor negative effect on this SA objective. However, a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy incorporates some mitigation, stating that an ecological survey will required to accompany any planning application.
14.To protect and enhance the Borough's landscape and local character	0	This site is outside of the Green Belt and is on brownfield land. A negligible effect is therefore most likely.
15.To protect and improve environmental quality and amenity	+	This site is on brownfield land; therefore a minor positive effect on this SA objective is likely.
16.To mitigate and adapt to climate change	0	The site is on brownfield land outside of flood zones 2, 3a and 3b and is therefore likely to have a negligible effect on this objective.
17.To ensure the prudent use of natural resources and the sustainable management of waste.	+	This site is on brownfield land and therefore may offer opportunities to re-use existing buildings and materials, reducing demand for raw materials. A minor positive effect is therefore likely.
18.To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 7: Health, 8: Housing and 11: Access to services. A significant negative effect is likely for objective 12: Built environment.		

Employment Sites (Allocated in Policy EMP1)

EMP1/1: Rossendale Road North

Site	Rossendale Road north	Area (ha)	4.65
Uses	B1 (b & c) & B2	Greenfield/Brownfield	Greenfield

SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment sites are expected to have a positive effect on this objective, although as this site is relatively small (4.65ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site allocation is not within 50m of a key gateway, and is not within a defined regeneration area, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	++?	The northern part of this site is within a Decile 1 IMD area and employment development here may therefore have a significant positive effect on improving conditions in that area by offering job opportunities. However, the ability to access the jobs will also be dependent on other factors such as the type of jobs created and whether there are people locally who are appropriately qualified for those positions, creating uncertainty.
4. To secure economic inclusion	+?	This site is not located within walking distance of an area of high unemployment although it is within 400m of a bus stop which may have a minor positive effect on improving accessibility to jobs at the site. However, this is uncertain depending on whether this bus stop provides links to areas of high unemployment.
5. To develop and maintain a healthy labour market	+?	All employment sites are expected to have positive effects on this SA objective, due to the nature of the development proposed. As this site is relatively small (4.65a), it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	This site is within 400m of a bus stop but is not within 800m of a railway station; therefore a minor positive effect is likely in relation to sustainable transport. The policy specifies that pedestrian and cycle routes should be provided on site and that contributions may be sought for off-site provision or improved cycle links.
7. To improve physical and mental health and reduce health inequalities	0	Employment site allocations are not expected to have a significant effect on the health of the local population although the location of sites could influence the extent to which people are able to commute via active modes of travel. This site is more than 400m from a designated on or off road cycle route that could otherwise have been used for commuting to and from the site; therefore a negligible effect is expected.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job

groups		opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>As this site is within 180m of the Grade II listed Habergham Hall Farm, the allocation site has the potential for significant negative effects on the setting of that asset, particularly as it is in a rural area, where the effects on setting could be pronounced depending on design. In addition, the site is within 680m of Scott Park to the north east, which is a Registered Park and Garden. Detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy does specify that the detailed design of any development proposal for the site will need to address impacts on the setting and thus significance of the Grade II Listed Habergham Hall Farmhouse in line with Policy HE2. Overall, a potential but uncertain minor negative effect is therefore expected.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that the site lies within 250m south and west of the Listed Habergham Hall Farmhouse and that development would need to consider impacts on the significance of the Listed Building and its setting.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	The site is within a grassland ecological network and more than 1km from the nearest designated biodiversity or geodiversity site; therefore a minor effect on this SA objective is expected. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy states that an ecological survey should accompany any planning application to address impacts on protected species. In addition, the supporting policy information states that the Burnley Green Infrastructure Strategy identifies the stream running across the east of the site as an area of GI to enhance for supporting wildlife and that any development will need to ensure network linkages remain on the site. A negligible effect is therefore likely although a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments
14. To protect and enhance the Borough's landscape and local character	0?	<p>This site is located outside the Green Belt, but is on greenfield land so there may be negative effects on the landscape as a result of employment development here. As the site is relatively small in landscape terms (4.65ha) the negative effect is expected to be minor, but any effect is currently uncertain as they would depend on the design of any development.</p> <p>The policy incorporates some landscape-related mitigation, stating that no built form should be located within the area indicated on the site plan provided and that this area should be landscaped as open space forming part of a network of green infrastructure utilising the stream that runs across the eastern section of the site. The policy also specifies that development on this site will be expected to consist of low rise units with a maximum ridge height of 7 metres which takes into account and integrates with the contours of the natural landscape, and that the development will be expected to incorporate natural materials such as local stone to ensure a quality design which will lessen the development's impact on the surrounding landscape and streetscape. It also requires that appropriate landscaping and boundary treatment should include screening to the western boundary along with roadside trees and shrubs adjacent to Rossendale Road. Because of the incorporation of this mitigation into the policy, the overall effect is reduced to negligible although this is still to some extent uncertain until detailed proposals for the site come forward.</p>
15. To protect and improve environmental quality and amenity	-	<p>Development on greenfield land such as this site may lead to the loss of soils; however as this site is mainly located on land classified as Grade 4 agricultural land, any negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.</p> <p>The Burnley Green Infrastructure Strategy identifies Rossendale Road as an area which would benefit from enhanced</p>

		GI in terms of improving the aesthetics of the road and its surroundings. New tree planting would assist whilst also providing other beneficial actions including the trapping of air pollutants, the absorption of noise, providing shade from the sun and evaporative cooling opportunities.
16. To mitigate and adapt to climate change	-?	This site is located on greenfield land, but is outside of flood zone 3b. As such, a minor negative effect is expected as employment development here could increase the risk of surface water flooding through loss of permeable greenfield land. However, the policy incorporates some mitigation, stating that the majority of development should be located to the west of the stream, leaving an 8 metre easement around the stream itself. The potential minor negative effect is therefore uncertain.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of new employment development on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on greenfield land, it is not expected to offer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new employment development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of site allocations. Therefore, a negligible effect is expected.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 3: Deprivation. No significant negative effects are likely.		

EMP1/2: Burnley Bridge Business Park

Site	Burnley Bridge Business Park	Area (ha)	6.56
Use	B1 (b & c), B2 & B8	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment sites are expected to have a positive effect on this objective. This site is relatively small (6.56ha) and so a minor positive effect is likely.	
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site allocation is not within 50m of a key gateway, and is not within a defined regeneration area, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+	This site is within 550m of a Decile 1 IMD area to the north and is within 350m of another to the south east and so employment development here may have a minor positive effect on improving conditions in those areas by offering new job opportunities. In addition, Padiham Town Centre is approximately 1km to the north, so positive effects on the viability and vitality of the town centre may occur as a result of supporting businesses and services there.	

4. To secure economic inclusion	+?	This site is not within walking distance (600m) of an area of high unemployment, although the site is within 400m of a bus stop which may have a minor positive effect on improving accessibility to jobs. However, this is uncertain depending on whether this transport link provides connections with areas of high unemployment.
5. To develop and maintain a healthy labour market	+?	All employment sites are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (6.56ha), it will offer less opportunities for work-based training and skills development and a minor positive effect is likely. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	+	This site is within 400m of a bus stop but is not within 800m of a railway station; therefore a minor positive effect is likely overall in relation to sustainable transport.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which may offer opportunities for employees at the site to commute via cycling, to the benefit of health, and a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a listed building adjacent to the southern boundary of the site and there are other listed buildings within 1km. In addition, Gawthorpe Hall Registered Park and Garden is within 1km to the north east (although the Council has noted that it would not be visible from the site). Therefore, the development of this site has the potential for significant negative effects on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	This site is partially within a woodland ecological network and a grassland ecological network. It is also within 250m of Lower House Lodges Local Nature Reserve on the eastern side. Development here may therefore lead to a negative effect on this SA objective. A degree of uncertainty does exist, however, as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy specifies that an ecological survey should be submitted to accompany any planning application which details how any impacts on protected species or other Lancashire Biodiversity Action Plan species would be managed. In addition, the policy specifies that Lancashire Biodiversity Action Plan species are known to be present on the site and that a new or updated ecological survey should

		accompany any planning application to address the potential ecological impacts in accordance with Policy NE1. Overall, a potential but uncertain minor negative effect is therefore identified.
14. To protect and enhance the Borough's landscape and local character	0	This site is just outside of the Green Belt and is on brownfield land; therefore the development of the site is not expected to have negative effects on the landscape, particularly because the policy specifies that the scale and massing of any development on the northern section of site C should be single-storey, units with a maximum ridge height of 7 metres in order to limit the impact of development on the surrounding residential properties. The policy also requires that a landscaping scheme is submitted which retains the existing bund on the northern boundary of site C and includes screen planting on the eastern boundary to restrict/reduce the impact of any development on the surrounding residential properties and wider landscape, and that the existing established trees and shrubs adjacent to the Leeds and Liverpool Canal on site B should be retained for screening. A negligible effect on the landscape is therefore expected.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and development at this location will therefore avoid the loss of high quality soils in the Borough. The policy also requires that a contaminated land survey should be prepared to accompany any planning application, which could potentially lead to the remediation of polluted land which in turn reinforces the minor positive effect.
16. To mitigate and adapt to climate change	0	This site is on brownfield land and is outside of flood zone 3b; therefore a negligible effect is expected on this SA objective. In addition, the policy specifies that the Burnley Green Infrastructure Strategy identifies the whole Burnley Bridge site as an area of potential to create GI in relation to managing water resources and reducing flood risk by increasing water infiltration opportunities. This will further reduce the potential for the development of the site to adversely affect local flood risk.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of employment development on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. This site is on brownfield land and so may offer opportunities for re-using existing buildings and materials; therefore a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
A significant negative effect is likely for objective 12: Built environment. No significant positive effects are likely.		

EMP1/3: Vision Park

Site	Vision Park	Area (ha)	5.05
Use	B1 (b & c) & B2	Greenfield/Brownfield	Mainly greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (5.05ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	

performance		
2. To develop and market the Borough's image	++	Although this site is more than 50m from a key gateway it is within a defined regeneration area; therefore employment development here is likely to have a significant positive effect on this objective.
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area and so employment development here could have a significant positive effect on improving conditions in that area by offering job opportunities nearby.
4. To secure economic inclusion	+	This site is within an area of high unemployment and is within 500m of a bus stop and 800m of a railway station so employment development here could have a minor positive effect on improving accessibility to jobs.
5. To develop and maintain a healthy labour market	+	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (5.05ha) it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of a bus stop and 800m of a railway station; therefore a significant positive effect on sustainable transport is expected, particularly because the policy also specifies that new on-site walking and cycling facilities and routes will need to be provided, connecting the new development to the existing route network at Rectory Road. It also specifies that the public right of way that crosses across part of the site should be retained/re-routed within the site and improved as part of any future development.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active commuting to the benefit of health; therefore a minor positive effect is likely. The policy requirements for incorporating new onsite cycle and walking routes will also increase active commuting.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a listed building within 200m to the north of this site, and others within 200m to the south. In addition, 270m to the south west is Canalside Conservation Area. Therefore, development here has the potential for negative effects on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.

13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	This site is not within an ecological network and there are no biodiversity designations within 1km. A negligible effect on this SA objective is therefore most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. In addition, the policy incorporates mitigation for impacts on biodiversity, stating that the established trees and shrubs, in particular those adjacent to the River Calder and along the site boundaries should be retained to support wildlife, and that potential ecological impacts will need to be considered as the site is known to house protected species. The policy states that the Council expects that an ecological survey will be submitted as part of any planning application which identifies how any development would manage the protected species.
14. To protect and enhance the Borough's landscape and local character	-?	This site is just outside of the Green Belt but is mainly on greenfield land. As the site is relatively small in landscape terms (5.05ha), employment development could have a minor negative effect on the landscape although this is uncertain depending on the design of the site. The policy does incorporate some mitigation for landscape-related impacts, stating that the established trees and shrubs, in particular those adjacent to the River Calder and along the site boundaries should be retained as part of a wider landscaping scheme to reduce the impact of development on nearby residential properties, the bowling club and the wider landscape.
15. To protect and improve environmental quality and amenity	-	Development on mainly greenfield land such as this site may lead to the loss of high quality soils, but as this site is located on land classified as 'urban' in terms of its agricultural quality, any negative effect on soil loss is expected to be minor, as the site is located away from the highest quality agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is on mainly greenfield land and although there is a small area of flood zone 3 running through the centre of the site, the majority of the site is outside of flood zone 3. The policy does state that an 8m easement around the River Calder is required, and that any development within this may require an environmental permit for flood risk activities. The policy also goes on to state that any planning application for site B will need to be accompanied by an FRA in accordance with Policy CC4 and seek opportunities to reduce overall flood risk. Overall, a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is mainly on greenfield land and development here is therefore likely to have a negligible effect on this objective, as the site is not expected to offer opportunities for re-using existing buildings and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation and 6: Sustainable transport. A significant negative effect is likely for objective 12: Built environment.		

EMP1/4: Widow Hill Road

Site	Widow Hill Road	Area (ha)	2.17
Uses	B2, B8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	

1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, but as this site is small (2.17ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site allocation is not within 50m of a key gateway, and is not within a defined regeneration area, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	+	This site is within 1km of a Decile 1 IMD area (800m to the west), and employment development here may therefore have a minor positive effect on improving conditions in that area by offering job opportunities.
4. To secure economic inclusion	0	As this site is located outside of walking distance (600m) from the areas of high unemployment in the Borough, and is not within 400m of a bus stop or 800m of a railway station, a negligible effect is expected on increasing accessibility to jobs.
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (2.17ha), it will offer fewer opportunities for work-based training and skills development. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	This site is not within 400m of a bus stop or 800m of a railway station. However, the policy specifies that contributions will be sought for the provision of a defined on-road cycle route into Heasandford Industrial Estate; therefore a negligible effect on this SA objective is likely overall.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active commuting; therefore a minor positive effect is likely. The positive effect is enhanced because the policy states that contributions will be sought for the provision of a defined on-road cycle route into Heasandford Industrial Estate.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including	-?	This site is within 1km of Jib Hill and Harle Syke Conservation Areas as well as several Grade II listed buildings. There is therefore potential for negative effects on the setting of those assets, but as the site is within an existing industrial estate, negative effects are less likely. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will

archaeological assets		depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated nature or geodiversity sites within 1km. It is noted that the policy states that potential ecological impacts should be considered as the site is known to house Protected Species and that an ecological survey will be required to accompany any planning application which identifies how Protected Species will be managed. Overall, a negligible effect is identified.
14. To protect and enhance the Borough's landscape and local character	-?	This site is located outside of the Green Belt, but is on greenfield land within the urban area so there may be negative effects on the landscape. As the site is relatively small in landscape terms (2.17ha) the negative effect is expected to be minor, and any effect is currently uncertain as effects would depend on the design of any development. It is also noted that the policy incorporates some mitigation for landscape-related impact, stating that the existing vegetative screening to the south western boundary of the site should be retained as part of a wider landscaping scheme to reduce the impact of development on the adjacent school.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of high quality soils, but as this site is located on land classified as 'urban' in terms of its agricultural quality, any negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land. A negative effect is therefore expected as a result of new development increasing the risk of surface water flooding through the loss of permeable greenfield land; however as the site is outside of flood zone 3b, the negative effect is expected to be minor.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this employment site allocation on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on greenfield land, it is not expected to offer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
No likely significant effects, either positive or negative, are identified for this site.		

EMP1/5: Land South of Network 65

Site	Land South of Network 65	Area (ha)	13.32
Uses	B1 (b & c), B2 & B8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential	++	All employment site allocations are expected to have a positive effect on this objective, and as this site is relatively	

of business sectors and reduce disparities between local and sub-regional economic performance		large (13.32ha), the positive effect is expected to be significant as it will provide more job opportunities and more opportunities for economic growth.
2. To develop and market the Borough's image	+	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is immediately adjacent to a key gateway and is on greenfield land; therefore a minor positive effect is expected.
3. To reduce deprivation in urban and rural areas	++?	This site is within 1km of a Decile 1 IMD area (650m to the east), and employment development here may therefore have a minor positive effect on improving conditions in that area by offering job opportunities nearby.
4. To secure economic inclusion	0	As this site is located further than walking distance (600m) from the areas of high unemployment in the Borough, and is not within 400m of a bus stop or 800m of a railway station, a negligible effect is expected on increasing accessibility to jobs.
5. To develop and maintain a healthy labour market	+++?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively large (13.32ha), it will offer more opportunities for work-based training and skills development and a significant positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	This site is not within 400m of a bus stop or 800m of a railway station; however the policy specifies that walking and cycling facilities will need to be provided on the site and a new appropriately lit walking and cycling route connecting the site to the existing Network 65 business park should be provided, enabling the new development to be connected to the existing route network on the Leeds and Liverpool Canal and Padiham Greenway. The policy also states that the Public Right of Way which crosses the site will need to be retained/re-routed within the site and improved as part of any development. Therefore, an overall negligible effect on this SA objective is expected.
7. To improve physical and mental health and reduce health inequalities	+	Employment site allocations are not expected to have a significant effect on the health of the local population. This site is more than 400m from a designated on or off road cycle route that could otherwise have been used for commuting to and from the site via active modes of travel; however the policy specifies that walking and cycling facilities will need to be provided on the site and a new appropriately lit walking and cycling route connecting the site to the existing Network 65 business park should be provided, enabling the new development to be connected to the existing route network on the Leeds and Liverpool Canal and Padiham Greenway. The policy also states that the Public Right of Way which crosses the site will need to be retained/re-routed within the site and improved as part of any development. Therefore, an overall minor positive effect on this SA objective is expected.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services,	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services.

amenities and jobs for all groups		However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As this site is within a 1km of the Grade II listed Canal Bridge, development here has the potential for minor negative effects on the setting of that asset. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is partially within a grassland ecological network but is not within 1km of any designated nature or geodiversity sites. The policy wording includes some mitigation as it specifies that the development in its density, layout and the design of buildings must take into account the site's ecological importance to minimise impacts. It also specifies that the site is known to house Protected Species and forms part of the Lancashire Ecological Network for grassland, and that an ecological survey will be required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1. A minor negative uncertain effect is likely overall.
14. To protect and enhance the Borough's landscape and local character	-?	The site is relatively large in landscape terms (13.32 ha) and is outside of the Green Belt, but is a greenfield site. Therefore, employment development here could have a negative effect on the landscape. However, this would depend on design and visibility within the landscape, which introduces uncertainty – for example, low density development with green infrastructure would provide some mitigation. The policy itself includes some landscape-related mitigation, stating that the development in its density, layout and the design of buildings must take into account the topography of the site and the surrounding landscape and its landscape setting. The policy requires any development proposals to be accompanied by a visual impact assessment. It also states that the development is expected to utilise natural materials in both the building and boundary features, such as local stone, particularly along the Accrington Road frontage, and that no built form should be developed within the green hatched area on the site plan, with this area instead being landscaped as open space to lessen the development impact on the nearby residential properties. The policy also requires that screen planting should be introduced as part of a wider landscaping scheme at the south western, south eastern and northern boundaries of the site to restrict/reduce the impact of any development on the adjacent residential properties and surrounding landscape. Overall, a potential but uncertain minor negative effect is therefore identified.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of high quality soils, but as this site is located on land classified as Grade 4 agricultural quality, the negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land but is almost entirely outside of flood zone 3 (except for a tiny area in the south eastern part of the site). As such, a minor negative effect is expected as a result of development at the site increasing the risk of surface water flooding through the loss of permeable greenfield land. The policy includes some mitigation, stating that a small section of the site is identified within Flood Zone 2 and 3 and that any development will need to be accompanied by a Flood Risk Assessment and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate of sustainable drainage scheme.
17. To ensure the prudent use of natural resources and the sustainable management of	0	This site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here would not offer opportunities for re-using existing buildings and materials.

waste.		
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 1: Economy and 5: Employment. No significant negative effects are likely.		

EMP1/6: Balderstone Lane

Site	Balderstone Lane	Area (ha)	2.12
Use	B1 (b & c), B2 & B8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (2.12ha), the positive effect is expected to be minor as the site will provide fewer job opportunities and fewer opportunities for economic growth.	
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is not within 50m of a key gateway or a regeneration area, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+?	This site is within 1km of a Decile 1 IMD area and so employment development here could have a minor positive effect on improving conditions in that area by offering job opportunities nearby.	
4. To secure economic inclusion	0	As this site is located further than walking distance (600m) from the areas of high unemployment in the Borough, and is not within 400m of a bus stop or 800m of a railway station, a negligible effect is expected on increasing accessibility to jobs.	
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (2.12ha), it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.	
6. To reduce the need to travel and increase the use of sustainable transport modes	0	This site is not within 400m of a bus stop or 800m of a railway station; however the policy specifies that new walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network. It also states that the Public Right of Way which runs along the western boundary of the site will need to be retained/re-routed within the site and improved as part of any development and that contributions will be sought for the provision of a defined on-road cycling route connecting to the existing network in accordance with Policy IC4. Overall, a negligible effect on this SA objective is therefore likely.	
7. To improve physical and	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active	

mental health and reduce health inequalities		commuting. In addition, the policy specifies that new walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network. It also states that the Public Right of Way which runs along the western boundary of the site will need to be retained/re-routed within the site and improved as part of any development and that contributions will be sought for the provision of a defined on-road cycling route connecting to the existing network in accordance with Policy IC4. Overall, a minor positive effect on health is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	<p>Harle Syke Conservation Area is approximately 235m to the north east of this site and Jib Hill Conservation Area is approximately 460m to the north west. Both of these areas contain a number of listed buildings. Therefore, development here has the potential for a minor negative effect on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that this is a former reservoir site approximately 600m south west of the Grade I listed Queen Street Mill. The sites are separated by residential infill and development is unlikely to impact on the setting of the listed building but needs to be considered.</p>
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	The majority of this site is within a woodland and grassland network. The development of this site may therefore result in a minor negative effect on this SA objective. A degree of uncertainty does exist, however, as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy itself incorporates some mitigation, stating that potential ecological impacts should be considered as the site may house Protected Species and is identified within the Lancashire Ecological Networks for woodland and grassland, and that an ecological survey will be required to accompany any application which identifies how any development would manage the protected species and maintain the ecological network in accordance with Policy NE1. Overall a potential but uncertain minor negative effect is identified.
14. To protect and enhance the Borough's landscape and local	-?	This site is outside of the Green Belt but is on greenfield land. As the site is relatively small in landscape terms (2.12ha) it could have a minor negative effect on the landscape although this is uncertain depending on the design of the site. The policy includes some landscape-related mitigation, stating that screen planting will be required on the

character		northern and eastern boundary of the site as part of a wider landscaping scheme to reduce the impact of any development on the adjacent residential properties and surrounding landscape.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this may lead to the loss of high quality soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, any negative effect on soil preservation is expected to be minor, as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	The site is on greenfield land but is outside of flood zone 3. As such, a minor negative effect is expected as a result of development here increasing risks of surface water flooding through the loss of permeable greenfield land. The policy does state that an 8m easement should be applied around the two streams within the site to minimise flood risk. Overall, however, a minor negative effect is likely.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here would not offer the opportunities for re-using existing buildings and materials that may exist at a brownfield site.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
No likely significant positive or negative effects are identified for any of the SA objectives.		

EMP1/7: Westgate

Site	Westgate	Area (ha)	1.80
Uses	B1, B2 and small scale B8	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, but as this site is small (1.80ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	
2. To develop and market the Borough's image	+	The site is partly on brownfield land alongside the key route A679 into Burnley Town Centre, and will enhance the quality of the built environment by reducing the number of vacant sites and buildings at the key gateway, located at Westgate/Trafalgar. As such, a minor positive effect is expected.	
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area and may have a significant positive effect on improving conditions in that area by offering job opportunities. However, the ability for local people to access the jobs will be dependent on other factors such as the nature of the jobs created and whether there are people locally who are appropriately qualified, creating uncertainty. The site is also within walking distance (600m) of Burnley Town Centre, so positive effects on the viability and vitality of the town centre would also be expected, by supporting businesses and services there, particularly as the policy specifies that development proposals should contribute to an improved public realm consistent with the Burnley	

		Town Centre Public Realm Strategy SPD.
4. To secure economic inclusion	+	This site is within an area of high unemployment and is within 400m of a bus stop and 800m of a railway station; therefore a minor positive effect on access to jobs is likely.
5. To develop and maintain a healthy labour market	++?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (1.80ha), it will offer fewer opportunities for work-based training and skills development. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of a bus stop and 800m of a railway station; therefore a significant positive effect on sustainable transport is likely. This is reinforced by the fact that the policy states that the Leeds and Liverpool Canal runs adjacent to the site and to encourage sustainable travel, a walking and cycling link should connect the site to the canal towpath which is part of the national cycle network.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which may offer opportunities for employees at the site to commute via active modes of travel, to the benefit of health, and a minor positive effect is likely. This is reinforced by the fact that the policy states that the Leeds and Liverpool Canal runs adjacent to the site and to encourage sustainable travel, a walking and cycling link should connect the site to the canal towpath which is part of the national cycle network.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	<p>The site is adjacent to the Canalside Conservation Area, which contains a large number of Grade II listed buildings. The development of this site may therefore lead to negative effects on adjacent historical assets and the setting of other nearby assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy does incorporate some mitigation, stating that the setting of the heritage assets adjacent the site should be conserved and where possible enhanced consistent with Policy HE2. Overall a potential but uncertain minor negative effect is therefore identified.</p> <p>In their consultation response in relation to this site, Burnley Borough Council's heritage and design officer noted that parts of the site are within the setting of Listed Buildings and any development would need to assess the potential impacts.</p>

13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated nature or geodiversity conservation sites within 1km. A negligible effect is therefore given.
14. To protect and enhance the Borough's landscape and local character	0	This site is located outside the Green Belt, and is on brownfield land so there will be a negligible effect on the landscape. The policy does incorporate some landscape-related mitigation, stating that development will be expected to create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding townscape; and be of high design integrity consistent with Policy SP5. The policy also states that a building of landmark quality is envisaged to the west of the site and that this building and any boundary treatment should use a palette of materials which includes high quality locally distinctive materials in accordance with Policy SP5. High quality suitable and complementary contemporary materials and design may also be acceptable. Overall a negligible effect is therefore identified.
15. To protect and improve environmental quality and amenity	+	Development on brownfield land such as this site will help to preserve high quality soils and so a minor positive effect is likely.
16. To mitigate and adapt to climate change	0	This site is located on brownfield land outside flood zone 3b. A negligible effect is therefore expected as a result of development preventing the loss of permeable greenfield land. As Any development should be directed towards the areas of brownfield land that would not increase the area of impermeable surfaces.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this employment development on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on greenfield land, it may offer fewer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 3: Deprivation and 6: Sustainable transport. No significant negative effects are likely.		

EMP1/8: Thompson Centre Car Park

Site	Thompson Centre Car Park	Area (ha)	0.65
Uses	A3, B1 (a) and A2 uses	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, but as this site is relatively small (0.65ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	

2. To develop and market the Borough's image	++	The site is opposite the bus station, and will enhance the quality of the built environment by reducing the number of vacant sites and buildings at the key gateway which is located at the bus station. The site is on brownfield land; therefore a significant positive effect is expected.
3. To reduce deprivation in urban and rural areas	++?	The site is within a Decile 1 IMD area and may therefore have a significant positive effect on improving conditions in that area by offering job opportunities. However, the ability of local people to access the jobs will be dependent on other factors, such as the nature of the jobs and whether there are appropriately qualified people locally, creating uncertainty. The site is also adjacent to Burnley Town Centre, so positive effects on the viability and vitality of the town centre would be expected, by supporting businesses and services there, particularly because the policy states that any development should accord with the Burnley Town Centre Public Realm Strategy SPD and be of the highest quality of architecture and design using a palette of materials which respects the character and appearance of the surrounding listed and locally listed buildings and conservation area.
4. To secure economic inclusion	+	As this site is located within an area of high unemployment, a minor positive effect is expected on increasing access to jobs by providing new employment opportunities in those areas. In addition, the site is within 400m of a bus stop and 800m of a railway station which could have further minor positive effects on this objective.
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (0.65ha), it will offer fewer opportunities for work-based training and skills development. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of a bus stop and 800m of a railway station; therefore a significant positive effect is likely.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which may offer opportunities for employees at the site to commute via cycling, to the benefit of health, and a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	This site is adjacent to the Burnley Town Centre Conservation Area, which contains a large number of Grade II listed buildings including the Aeon Baptist Chapel Grade II listed building, which is also adjacent to the site, and a Grade II* listed building (The Mechanics). Employment development at this site may therefore lead to significant negative effects on adjacent historical assets and the setting of other nearby assets. However, detailed impacts on the setting

		of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network and there are no designated nature or conservation sites within 1km. A negligible effect is therefore given, although a A degree of uncertainty also exists because it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy itself specifies that the established trees along Centenary Way and Red Lion Street should remain where possible, which would benefit local biodiversity. The policy also requires a bat survey to be undertaken in order to address any impacts on bats.
14. To protect and enhance the Borough's landscape and local character	0	As this site is located on brownfield land outside of the Green Belt, it is most likely to have a negligible effect on this SA objective, particularly because the policy itself includes landscape-related mitigation. It states that any development should be of the highest quality of architecture and design using a palette of materials which respects the character and appearance of the surrounding listed and locally listed buildings and conservation area. The use of more contemporary materials and design features of a complementary nature will also be acceptable. The principal elevation facing the square should extensively use ashlar stone. A design competition approach would be supported on this site.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and development here will therefore avoid the loss of soils elsewhere in the Borough. The policy also requires that a contaminated land investigation and relevant remediation will be required in accordance with Policy NE5 and this reinforces the minor positive effect.
16. To mitigate and adapt to climate change	0	This site is located on brownfield land and is outside of flood zone 3b. As such, a negligible effect is expected as development here would not increase the risk of surface water flooding through the loss of existing permeable land. The policy also requires that the developer liaises with the Environment Agency regarding potential flood risk.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of employment development at this site on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. Although this site is on brownfield land, there are no existing buildings, and it is not therefore expected to offer opportunities for re-using existing buildings and materials, and a negligible effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation and 6: Sustainable transport. A significant negative effect is likely for objective 12: Built environment.		

EMP1/9: Innovation Drive

Site	Innovation Drive	Area (ha)	0.97
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Use	B2 & B8	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (0.97ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is on brownfield land but is not within 50m of a key gateway or a regeneration area, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	++?	This site is within 260m of a Decile 1 IMD area to the west; therefore employment development here could have a significant positive effect on improving conditions in that area by offering job opportunities nearby.	
4. To secure economic inclusion	+	This site is within 260m of an area of high unemployment so could have a minor positive effect on improving accessibility to jobs.	
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (0.97ha), it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.	
6. To reduce the need to travel and increase the use of sustainable transport modes	-	This site is not within 400m of a bus stop or 800m of a railway station; therefore a minor negative effect is expected.	
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for commuting, to the benefit of health; therefore a minor positive effect is likely.	
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.	
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.	
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.	
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.	

12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	There is a listed building approximately 360m to the east of this site and another approximately 570m to the west. In addition, Queens Park (a Registered Park and Garden) is 675m to the south west and two Conservation Areas (Top o'the Town and Canalside) are approximately 1km to the south west. Therefore, development here has the potential for minor negative effects on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	This site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore a negligible effect on this objective is most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy states that the eastern part of the site is within a Biological Heritage Site (BHS) and that protected species are recorded on site. As a result, the policy states that no development should be within the BHS and that any works should be compliant with the Ecology Study.
14. To protect and enhance the Borough's landscape and local character	0	This site is on brownfield land outside of the Green Belt and so a negligible effect on the landscape is expected.
15. To protect and improve environmental quality and amenity	+	Development at this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and development here will therefore avoid the loss of soils elsewhere in the Borough.
16. To mitigate and adapt to climate change	0	This site is on brownfield land and is outside of flood zone 3; therefore a negligible effect on flood risk is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of employment development at this site on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land it may offer opportunities for re-using existing buildings and materials, and a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
A significant positive effect is likely in relation to SA objective 3: Deprivation. No significant negative effects are likely.		

EMP1/10: Widow Hill Road South

Site	Widow Hall Road South	Area (ha)	0.63
Use	B2 & B8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (0.63ha), the positive effect is expected to be minor as it will provide fewer job opportunities and	

disparities between local and sub-regional economic performance		fewer opportunities for economic growth.
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is not within 50m of a key gateway or a regeneration area, and a negligible effect is therefore expected.
3. To reduce deprivation in urban and rural areas	0	This site is not within 1km of a Decile 1 IMD area; therefore employment development here is expected to have a negligible effect.
4. To secure economic inclusion	0	As this site is located further than walking distance (600m) from the areas of high unemployment in the Borough, and is not within 400m of a bus stop or 800m of a railway station, a negligible effect is expected on increasing accessibility to jobs.
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (0.63ha), it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	0	This site is not within 400m of a bus stop or 800m of a railway station; however the policy specifies that new walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network, and that the public right of way located to the south of the site will need to be retained/re-routed within the site and improved as part of any development. It also states that contributions will be sought for the provision of a defined cycling route to the site in accordance with Policy IC4. Overall, a negligible effect on sustainable transport is therefore likely.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active commuting, to the benefit of health. In addition, the policy specifies that new walking and cycling facilities and routes will need to be provided on the site, connecting the new development to the existing route network, and that the public right of way located to the south of the site will need to be retained/re-routed within the site and improved as part of any development. It also states that contributions will be sought for the provision of a defined cycling route to the site in accordance with Policy IC4. Overall, a minor positive effect on health is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.

12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	Harle Syke Conservation Area is approximately 515m to the north east of this site, and this area contains a number of listed buildings. In addition, approximately 700m to the north west is Jib Hill Conservation Area. Therefore, development here has the potential for minor negative effects on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	This site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore a negligible effect on this objective is most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy incorporates some mitigation for impacts on biodiversity, stating that potential ecological impacts should be considered on the site as it is adjacent to the River Don-Brun Valley Biological Heritage Site. The policy also states that the site itself is identified as a stepping stone habitat for grassland and woodland in the Lancashire Ecological Network and an ecology survey should be submitted to accompany any planning application which should indicate how the development will maintain habitat connectivity and address impacts on protected species in accordance with Policy NE1.
14. To protect and enhance the Borough's landscape and local character	-?	This site is outside of the Green Belt but is mainly on greenfield land. As the site is relatively small in landscape terms (0.63ha), it could have a minor negative effect on the landscape although this is uncertain depending on the design of the site. The policy incorporates some landscape-related mitigation, stating that the existing established vegetative screening to the south and east of the site should be incorporated into a new landscaping scheme, reducing the impact of any development on residential properties.
15. To protect and improve environmental quality and amenity	-	Development on mainly greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough.
16. To mitigate and adapt to climate change	-	This site is on mainly greenfield land but is outside of flood zone 3. As such, a minor negative effect is expected as a result of development increasing the risk of surface water flooding through the loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	This site is on greenfield land and is therefore likely to have a negligible effect on this objective, as development here would not offer opportunities for re-using existing buildings and materials.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
No significant positive or negative effects are likely.		

EMP1/11: George Street Mill

Site	George Street Mill	Area (ha)	0.93
Use	B1 & C3 and	Greenfield/Brownfield	Brownfield

	143 homes	
SA Objective	Likely Effects	Commentary
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All site allocations incorporating employment uses are expected to have a positive effect on this objective, although as this site is relatively small (0.93ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth, particularly as some of the site area would be used for residential development.
2. To develop and market the Borough's image	++	This site is not within 50m of a key gateway but is adjacent to a defined regeneration area; therefore development here could have a significant positive effect.
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decline 1 IMD area; therefore new development here could have a significant positive effect on reducing deprivation.
4. To secure economic inclusion	+	This site is within an area of high unemployment and so is likely to have a minor positive effect on improving accessibility to jobs.
5. To develop and maintain a healthy labour market	+	All sites that would incorporate employment development are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (0.93ha), and some of the site would be used for residential development, it will offer fewer opportunities for work-based training and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of a bus stop and 800m of a railway station; therefore a significant positive effect on sustainable transport is expected. This is reinforced by the requirement in the policy for new walking and cycling facilities and routes to be provided on the site, connecting the new development to the existing route network along the Leeds & Liverpool Canal.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active commuting as well as by residents of the new housing for undertaking other journeys day to day, to the benefit of health. A minor positive effect is therefore likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site would incorporate some residential development, although it is a small site (0.93ha) and some of the site would be used for employment development. A minor positive effect is therefore likely.
9. To reduce crime, disorder and the fear of crime	0	The location of new development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of new development will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.

11. To improve access to services, amenities and jobs for all groups	++	This site is located within 1200m of existing residential development, and would incorporate both employment and residential uses within the site; therefore a minor positive effect is expected in relation to improving access to jobs. As some of the site would be used for residential development, proximity to services and facilities is also relevant - the site is within 30 minutes public transport time of key borough services, and is within 1,200m of a primary school, GP, shop or community facility. Therefore, a significant positive effect is likely overall.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	This site is within Canalside Conservation Area which contains a number of listed buildings. The Town Centre Conservation Area is also within very close proximity. Therefore, development here has the potential for negative effects on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application. The policy does include some mitigation for impacts on the historic environment, stating that development will be expected to respect the form, scale and materials of the surrounding historic townscape. The policy also notes that the site includes Charlotte Street Mill, a non-designated heritage asset, and that the significance of heritage assets, including their settings, within and adjacent to this site should be conserved and where possible enhanced. Particular consideration should be given to the potential impact on the Canalside Conservation Area, the setting of the Grade II Trafalgar Mill and key views to landmark heritage assets that are visible from the site. Overall, a potential but uncertain minor negative effect is therefore identified.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	This site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore a negligible effect on this objective is most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy does incorporate some mitigation for biodiversity in that it recommends that a bat survey be undertaken prior to development.
14. To protect and enhance the Borough's landscape and local character	0?	This site is outside of the Green Belt on brownfield land; therefore a negligible effect on the landscape is most likely although this is uncertain depending on the design of the site. The policy includes some landscape-related mitigation, stating that development will be expected to positively address its waterfront location; create a positive and appropriate relationship with surrounding buildings and spaces by respecting the form, scale and materials of the surrounding townscape; and be of high design integrity consistent with Policy SP5. Design and layout should positively address the level differences on the site and should contribute to an improved public realm consistent with the Weavers' Triangle Public Realm Strategy SPD.
15. To protect and improve environmental quality and amenity	+	Development at this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and development here will therefore avoid the loss of soils elsewhere in the Borough.
16. To mitigate and adapt to climate change	0	This site is on brownfield land and is outside of flood zone 3; therefore a negligible effect on flood risk is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of employment development at this site on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land it may offer opportunities for re-using existing buildings and materials, and a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		

Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: Sustainable transport and 11: Access to services. No significant negative effects are likely.

EMP1/12: Burnley Bridge Extension

Site	Burnley Bridge Extension	Area (ha)	10.27
Potential Capacity	B2 & B8	Greenfield/Brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	++	All employment sites are expected to have a positive effect on this objective, although as this site is large (10.27ha) the positive effect is expected to be significant as it will provide more job opportunities and more opportunities for economic growth.	
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is not within 50m of a key gateway or a regeneration area, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+	This site is within 1km of a Decile 1 IMD area (450m to the north), and employment development at the site may therefore have a minor positive effect on improving conditions in that area by offering new job opportunities. In addition, Padiham Town Centre is approximately 1km to the north so positive effects on the viability and vitality of the town centre may result from new development supporting businesses and services there.	
4. To secure economic inclusion	+?	This site is located away from the areas of high unemployment in the Borough although it is within 400m of a bus stop and 800m of a railway station; therefore a potential minor positive effect on increasing accessibility to jobs could occur although this is uncertain depending on whether those links provide connections with areas of high unemployment.	
5. To develop and maintain a healthy labour market	+++?	All employment sites are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is large (10.27ha) in relation to other employment site options in the Borough, it will offer more opportunities for work-based training and skills development and a significant positive effect is likely. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty in relation to sub-objective 5c.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	This site is within 400m of a bus stop but is not within 800m of a railway station; therefore a minor positive effect is likely. This is reinforced by the fact that the policy states that new walking and cycling routes will need to be provided on the site, connecting the new development to the existing route network on Lancaster Drive and the Padiham Greenway via the Burnley Bridge Business Park.	
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which may offer opportunities for employees at the site to commute via cycling, to the benefit of health, and a minor positive effect is likely. This is reinforced by the fact that the policy states that new walking and cycling routes will need to be provided on the site, connecting the new development to the existing route network on Lancaster Drive and the Padiham Greenway via the Burnley Bridge Business Park, as well as the need to retain the public right of way crossing the site.	

8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As this site is within fairly close proximity of a Grade II listed canal bridge (390m to the south west), as well as several other Grade II listed buildings and groups of buildings, employment development at the site has the potential for negative effects on the setting of those assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is not within an ecological network, however, it is within 1km of Lower House Lodges LNR. A minor negative effect is there likely however, a degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy itself includes some mitigation, stating that an ecology survey should be submitted which addresses the potential impact of development on the adjacent Pollard Moor Biological Heritage Site to the south. Overall, a potential but uncertain minor negative effect is identified.
14. To protect and enhance the Borough's landscape and local character	--?	The site is within the current Green Belt and on greenfield land and is large (10.27ha). The policy does include some landscape-related mitigation, stating that no built form should be developed within the area shown on the site plan which should instead be landscaped as open space. In addition, the policy states that it is expected that the scale, massing and materials used for the development should address the impacts on the adjacent residential properties. The policy expects any development to be accompanied by a comprehensive masterplan and a visual impact assessment. A significant negative effect is therefore likely although this will depend on final design.
15. To protect and improve environmental quality and amenity	-	Development on greenfield land such as this site may lead to the loss of soils, but as this site is located on land classified as Grade 4 in terms of its agricultural quality, the negative effect on soil preservation is expected to be minor as the site is located away from the highest grade of agricultural land in the Borough. The policy provides some mitigation for flooding in that it requires an 8m easement around Shaw Brook in order to minimise flooding.
16. To mitigate and adapt to climate change	-	This site is on greenfield land but is outside of flood zone 3b. As such, a minor negative effect is expected as a result of development increasing the risk of surface water flooding through the loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the	0	The effects of employment development on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning

sustainable management of waste.		application stage. As this site is on greenfield land, it would not offer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 1: Economy and 5: Employment. No significant negative effects are likely.		

EMP1/13: Shuttleworth Mead South

Site	Shuttleworth Mead South	Area (ha)	9.27
Uses	B2 & B8	Greenfield/brownfield	Greenfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (9.27ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	
2. To develop and market the Borough's image	0	While effects on tourism, the economic benefits of the natural environment and local goods and materials could be affected by employment development, this cannot be determined until the type of businesses that locate at the sites are known. This site is not within 50m of a key gateway, and a negligible effect is therefore expected.	
3. To reduce deprivation in urban and rural areas	+	This site is within 1km of a Decile 1 IMD area (775m to the north east), and employment development here may therefore have a minor positive effect on improving conditions in that area by offering new job opportunities. In addition, Padiham Town Centre is within 1km to the north east so positive effects on the viability and vitality of the town centre may occur as a result of the new development supporting businesses and services there.	
4. To secure economic inclusion	+?	This site is located away from the areas of high unemployment in the Borough, although the site is within 400m of a bus stop which could result in a minor positive effect on increasing accessibility to jobs. This is uncertain, however, depending on whether this provides linkages with areas of high unemployment.	
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (9.27ha), it will offer fewer opportunities for market work-based training and skills development and a minor positive effect may occur. However, the nature of these opportunities is unknown at this stage and there is therefore some uncertainty.	
6. To reduce the need to travel and increase the use of sustainable transport modes	+	This site is within 400m of a bus stop but is not within 800m of a railway station; therefore a minor positive effect is expected overall. This is reinforced by the fact that the policy requires new walking and cycling facilities and routes to be provided on site, connecting the new development to the existing route network in particular the public right of way to the north of the site and also to the road network via Shuttleworth Mead. In addition, contributions will be sought towards the signposting of the Padiham Greenway from both Shuttleworth Mead South and the existing Shuttleworth Mead Business Park.	

7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which may offer opportunities for employees at the site to commute via cycling, to the benefit of health, and a minor positive effect is likely. This is reinforced by the fact that the policy requires new walking and cycling facilities and routes to be provided on site, connecting the new development to the existing route network in particular the public right of way to the north of the site and also to the road network via Shuttleworth Mead. In addition, contributions will be sought towards the signposting of the Padiham Greenway from both Shuttleworth Mead South and the existing Shuttleworth Mead Business Park.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	-?	As this site is within approximately 130m of a Listed Building at Workhouse Farm to the north and is within 1km of Padiham Conservation Area to the north east, the development of this site has the potential for negative effects on the setting of those assets. The supporting information to the policy text for this site allocation states that the design of any development will need to address potential impact on the setting and significance of the Listed Building at Workhouse Farm. Overall, a minor negative effect is likely. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effects will be uncertain as they will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	Development sites have the potential to have adverse effects on nearby nature conservation sites through disturbance, habitat loss or fragmentation, pollution etc. This site is mostly within a grassland ecological network but not within 1km of any designated nature or geodiversity conservation sites.. The policy incorporates some mitigation, stating that potential ecological impacts will need to be considered as the site is known to house Protected Species and that an ecological survey will be required to accompany any planning application identifying how the development would manage the Protected Species and Ecological Networks. Overall a potential but uncertain minor negative effect is identified.
14. To protect and enhance the Borough's landscape and local character	--?	The site is in the current Green Belt on greenfield land and is relatively small in landscape terms (9.27ha), therefore a significant negative effect on the landscape may occur although this will depend on the design of development. The policy does include some landscape-related mitigation, stating that a high quality scheme will be expected with attention paid to the design and massing of buildings, particularly adjacent to the public vantage points along the A6068 and River Calder.
15. To protect and improve environmental quality and	--	Development on greenfield land such as this site may lead to the loss of soils, and as this site is classified as Grade 3 (good to moderate quality) agricultural land, which is the highest grade in the Borough, a significant negative effect is

amenity		expected.
16. To mitigate and adapt to climate change	-	This site is located on greenfield land that is almost entirely outside of flood zone 3b (other than a tiny area along the northern boundary of the site). As such, a minor negative effect is expected as a result of development increasing the risk of surface water flooding through the loss of permeable greenfield land. The policy notes that the majority of the site is identified as flood zone 2 and that any development will need to be accompanied by a Flood Risk Assessment and seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and through the provision of an appropriate of sustainable drainage scheme. The policy also states that contributions may be sought should the submitted Flood Risk Assessment identify adverse impacts on Padiham or futehr down river.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	0	The effects of this employment site allocation on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on greenfield land, it would not offer opportunities for re-using existing buildings and materials, and a negligible effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
A significant negative effect is likely in relation to objective 15: Amenity. No significant positive effects are likely.		

EMP1/14: Stoneyholme Gas Works

Site	Stoneyholme Gas Works	Area (ha)	0.5
Use	B1 (b and c) & B2	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	+	All employment site allocations are expected to have a positive effect on this objective, although as this site is relatively small (0.5ha), the positive effect is expected to be minor as it will provide fewer job opportunities and fewer opportunities for economic growth.	
2. To develop and market the Borough's image	++	This site is not within 50m of a key gateway but is within a defined regeneration area; therefore a significant positive effect is likely.	
3. To reduce deprivation in urban and rural areas	++?	This site is within a Decile 1 IMD area and so could have a significant positive effect on improving conditions in that area by offering new job opportunities nearby.	
4. To secure economic inclusion	+	This site is within an area of high unemployment so employment development here could have a minor positive effect on improving accessibility to jobs.	
5. To develop and maintain a healthy labour market	+?	All employment site allocations are expected to have a positive effect on this SA objective, due to the nature of the development proposed. As this site is relatively small (0.5ha), it will offer fewer opportunities for work-based training	

		and skills development and a minor positive effect is likely. The nature of these opportunities is unknown at this stage and there is therefore some uncertainty.
6. To reduce the need to travel and increase the use of sustainable transport modes	-	This site is not within 400m of a bus stop or 800m of a railway station; therefore a minor negative effect is expected.
7. To improve physical and mental health and reduce health inequalities	+	This site is within 400m of a defined on or off road cycle route which could be used by employees at the site for active commuting to the benefit of health; therefore a minor positive effect is likely.
8. To improve access to a range of good quality, resource efficient and affordable housing	0	The location of new employment development is not expected to have a direct effect on housing in the Borough; therefore this site allocation is expected to have negligible effects.
9. To reduce crime, disorder and the fear of crime	0	The location of new employment development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, a negligible effect is expected for this SA objective.
10. To increase social inclusion	0	The location of employment site allocations will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. Therefore, a negligible effect is expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	The location of employment sites will not have a direct effect on the quality of and access to facilities and services. However, as this site is within 1,200m of residential areas, people living there will have improved access to job opportunities. Due to uncertainties about the nature of the job opportunities provided and whether nearby residents will be appropriately qualified, any positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	--?	There is a listed building approximately 155m to the east of this site. In addition, 730m to the south east is Canalside Conservation Area, and there are further listed buildings within 1km. Therefore, development here has the potential for negative effects on the setting of these assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	-?	This site is partly within an ecological network although there are no biodiversity designations within 1km. Development here is therefore likely to have a minor negative effect on this SA objective. A degree of uncertainty does exist, however, as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. The policy includes some mitigation, stating that potential ecological impacts will need to be considered as the site may house Protected Species and that an ecological survey will be required to accompany any planning application identifying how the development would manage any protected species present.
14. To protect and enhance the Borough's landscape and local character	0	This site is on brownfield land outside of the Green Belt and so a negligible effect on the landscape is expected.
15. To protect and improve environmental quality and amenity	+	Development at this site is likely to have a minor positive effect on soil quality as the site is on brownfield land, and will therefore avoid the loss of soils. The policy also requires that contamination investigations be undertaken and any land remediation carried out in accordance with Policy NE5, and this reinforces the minor positive effect.

16. To mitigate and adapt to climate change	0	This site is on brownfield land and is outside of flood zone 3; therefore a negligible effect on flood risk is expected.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of this employment site on the use of materials and the production of waste will be largely dependent on the nature of the businesses, and on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land it may offer opportunities for re-using existing buildings and materials, and a minor positive effect is expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than the location of sites. Therefore, this site allocation would have a negligible effect on this SA objective.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image and 3: Deprivation. A significant negative effect is likely for objective 12: Built environment.		

Town Centre Site (Allocated in Policy TC4)

TC4/1: Former Pioneer, Curzon Street

Site	Curzon Street	Area (ha)	1.65
Uses	Mixed use development comprising or including A1 uses together with other A2, A3, A4, B1a C1 or D2 uses. C3 and A5 uses would only be acceptable as an ancillary part of a mixed use scheme.	Greenfield/Brownfield	Brownfield
SA Objective	Likely Effects	Commentary	
1. To exploit the growth potential of business sectors and reduce	+	This site would have a positive effect on this objective as it would incorporate employment development; however as the site is relatively small (1.65ha) a minor rather than significant positive effect is expected as the site will provide	

disparities between local and sub-regional economic performance		fewer job opportunities and fewer opportunities for economic growth compared to larger sites.
2. To develop and market the Borough's image	++	The site is on brownfield land and is adjacent to a key gateway into Burnley and so new development here will enhance the quality of the built environment by reducing the number of vacant sites and buildings at key gateways. The policy specifies that development will be expected to reinforce the site's 'Key Gateway' role and notes that an opportunity exists to create a new townscape and a positive and appropriate relationship with surrounding buildings and spaces. As such, a significant positive effect is expected.
3. To reduce deprivation in urban and rural areas	+++?	The site is within a Decile 1 IMD area and so new development here may have a significant positive effect on improving conditions in that area by offering job opportunities. However, peoples' ability to access the jobs will be dependent on other factors, such as whether there are appropriately qualified people nearby, creating uncertainty. The site is also within Burnley Town Centre so positive effects on the viability and vitality of the town centre would be expected, as a result of the new development supporting businesses and services there.
4. To secure economic inclusion	+	As this site is located within an area of high unemployment, a minor positive effect is expected on increasing accessibility to jobs by increasing employment opportunities in those areas.
5. To develop and maintain a healthy labour market	+?	This site would have a positive effect on this objective as it would incorporate employment development; however as the site is relatively small (1.65ha) a minor rather than significant positive effect is expected as the site will provide fewer opportunities for work-based training and skills development compared to larger sites.
6. To reduce the need to travel and increase the use of sustainable transport modes	++	This site is within 400m of bus stops and is within 800m of a railway station; therefore a significant positive effect on this SA objective is expected.
7. To improve physical and mental health and reduce health inequalities	++	This site is within 400m of a defined on or off road cycle route which could offer opportunities for people to cycle to and from work and other activities at the site, to the benefit of health. The central location of the site means that there should be generally good opportunities for walking and cycling and for residents of the housing to be provided at the site to access healthcare facilities and a significant positive effect is expected.
8. To improve access to a range of good quality, resource efficient and affordable housing	+	This site is proposed as a mixed commercial and residential development, and therefore a minor positive effect is expected to occur in relation to this SA objective.
9. To reduce crime, disorder and the fear of crime	0	The allocation of this site for Town Centre development is not expected to have a direct effect on crime, which will be influenced by wider social factors and issues such as the incorporation of lighting into new development. Therefore, no likely effects are expected for this SA objective.
10. To increase social inclusion	0	The allocation of this site for Town Centre development will not affect the extent to which people feel that they belong to communities and participate in decision making - these issues will depend on wider social factors. No likely effects are therefore expected for this SA objective.
11. To improve access to services, amenities and jobs for all groups	+	As this site is located within walking distance (600m) of residential areas in all directions, people living there will have improved access to services, facilities, and job opportunities. Due to uncertainties about the nature of the job opportunities that will be provided, the positive effect is expected to be minor.
12. To protect and enhance the built environment and cultural heritage, including	--?	There are several listed buildings within very close proximity of this site, including one within approximately 20m to the east. In addition, the site is within 100m of Burnley Town Centre Conservation Area to the south and Top o' th' Town Conservation Area is within 165m to the east. Both of those areas contain a number of listed buildings. The development of this site may therefore lead to significant negative effects on adjacent listed building and negative

archaeological assets		effects on the setting of other nearby assets. However, detailed impacts on the setting of individual historic assets are difficult to determine during a desk-based strategic level of assessment and the effect will be uncertain as it will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features. Effects would be more able to be determined once specific proposals are developed for the site and submitted as part of a planning application.
13. To protect and enhance the Borough's biodiversity and geo-diversity	0?	The site is not within an ecological network and there are no designated biodiversity sites within 1km; therefore a negligible effect on this objective is most likely. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments. However, the site is already developed so it is less likely that redevelopment would have any negative effects on biodiversity. A degree of uncertainty does exist as it may only be possible to determine the effects once more detailed designs are available and it may even be possible to incorporate biodiversity enhancements into new developments.
14. To protect and enhance the Borough's landscape and local character	0	The effects of new development on the landscape will depend on design and landscape quality, which introduces uncertainty. As this site is located on previously developed land outside of the Green Belt, it is likely to have a negligible effect on this SA objective. The policy includes measures seeking to ensure that the new development is in keeping with local character, stating that key buildings should use a palette of materials which includes high quality locally distinctive materials.
15. To protect and improve environmental quality and amenity	+	Development on this site is likely to have a minor positive effect on soil quality as the site is on previously developed land, and will therefore avoid the loss of soils and would reduce the number of derelict or vacant sites in the Borough.
16. To mitigate and adapt to climate change	0	This site is located on previously developed land and is mainly outside of flood zones 3a or 3b (which would be inappropriate for Town Centre developments such as this) although there is a small area in the centre of the site. The policy includes mitigation, stating that to reduce flood risk, the opening up of the culverted section of the river within the site should be explored. The policy also requires that a site specific flood risk assessment is prepared. As such, a negligible effect is expected as development would not increase the risk of surface water flooding through loss of permeable greenfield land.
17. To ensure the prudent use of natural resources and the sustainable management of waste.	+	The effects of this Town Centre site allocation on the use of materials and the production of waste will be largely dependent on construction methods and materials, which will be determined at the planning application stage. As this site is on brownfield land, it may offer more opportunities for re-using existing buildings and materials, and a minor positive effect is therefore expected on this SA objective.
18. To increase energy efficiency	0	The effects of new development on energy efficiency will be determined through design, development management policies and building regulation standards rather than its location. Therefore, the likely effects of this site allocation on this SA objective are negligible.
Site Sustainability Summary		
Significant positive effects are likely in relation to SA objectives 2: Borough image, 3: Deprivation, 6: Sustainable transport and 7: Health. A significant negative effect is likely for objective 12: Built environment.		

Appendix 10 Sustainability Appraisal Summaries for the Reasonable Alternative Site Options

Introduction

This Appendix sets out the summary scores and sustainability appraisal findings for the reasonable alternative residential, mixed use and town centre site options which were previously considered as alternatives to the allocations now included within the Proposed Submission Draft Local Plan. There are no reasonable alternatives to the employment site allocations and gypsy and traveller site allocations which have been taken forward in the Proposed Submission Draft Local Plan.

Reasonable Alternative Housing Site Options

Alternatives Considered

Table A11.1 presents a summary of the scores of residential sites that were previously considered as options but which have not been allocated in the Proposed Submission Draft Local Plan. The scores for the unallocated reasonable alternative sites take into account any changes that were made between the Preferred Options and Proposed Submission stages as discussed in **Chapter 1** of the SA report. **Appendix 5** includes updated matrices for these sites.

Table A11.1: Residential sites previously appraised but not allocated in the Proposed Submission Draft Local Plan

Site Options	1: Economic performance	2: The Borough's image	3: Deprivation in urban areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and	16: Climate change	17: Natural resources and waste	18: Energy efficiency
HEL/003: Park Road	0	0	0	0	0	+	+	+	0	0	+	-?	0?	-?	-	-	0	0
HEL/021: South of Barclay Hills	0	+	++ ?	0	0	+	+	+	0	0	++/ -	-?	0?	-?	-	-	0	0
HEL/025: Lawrence Avenue	0	+	++ ?	0	0	+	+	+	0	0	+	-?	0?	0	+	0	+	0
HEL/028: Craggs Farm, Padiham	0	0	+?	0	0	+	+	+	0	0	++	-- ?	-?	-?	--	-	0	0
HEL/040: Grove Lane, Padiham	0	0	++ ?	0	0	+	+	+	0	0	+	-?	0?	-?	--	-	0	0
HEL/050: Honeyholme Lane	0	0	0	0	0	+	+	+	0	0	++	-?	-?	-?	-	-	0	0
HEL/057: Riding Street	0	+	++ ?	0	0	+	+	+	0	0	++/ -	-?	0?	0	+	0	+	0
HEL/060: Villiers Street	0	+	++ ?	0	0	+	+	+	0	0	++	-?	0?	0	+	0	0	0
HEL/065: Land at	0	0	+?	0	0	+	+	+	0	0	++	-?	-?	-?	-	-	0	0

Site Options	1: Economic performance	2: The Borough's image	3: Deprivation in urban areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and	16: Climate change	17: Natural resources and waste	18: Energy efficiency	
Brownside Farm																			
HEL/075: Land at Melrose Avenue	0	+	++ ?	0	0	+	+	+	0	0	++/ -	-?	0?	-?	-	-	0	0	0
HEL/076: Land at North of Halifax Road	0	0	0	0	0	-	+	+	0	0	-	-?	0?	-?	-	-	0	0	0
HEL/086: Land at Glen View Road	0	0	+?	0	0	+	+	+	0	0	++	-?	-?	-?	-	-	0	0	0
HEL/088: Land at Moseley Road	0	0	+?	0	0	+	+	+	0	0	++	-- ?	-?	-?	-	-	0	0	0
HEL/090: Stoneyhurst Avenue	0	0	+?	0	0	+	+	+	0	0	++/ -	-?	-?	-?	-	-	0	0	0
HEL/092: Land at Red Lees Road (The Hollins)	0	0	+?	0	0	+	+	+	0	0	+	-- ?	-?	-?	-	-	0	0	0
HEL/093: Land at Red Lees Road/Richmond Avenue, Cliviger	0	0	0	0	0	+	+	+	0	0	+	-?	-?	-?	-	-	0	0	0
HEL/102: Land South of Halifax Road	0	0	0	0	0	-	+	+	0	0	-	-?	0?	-?	-	-	0	0	0
HEL/104: Land to South-West of Burnley Road	0	0	0	0	0	+	-	+	0	0	+	-?	-?	-?	-	-	0	0	0
HEL/112: Marlborough Street	0	+	++ ?	0	0	+	+	+	0	0	++	-- ?	-?	-?	-	-	0	0	0
HEL/123: Overtown Barn	0	0	0	0	0	+	+	+	0	0	+	-?	0?	0	+	0	+	0	0
HEL/137: Rycliffe Street	0	0	++ ?	0	0	+	+	+	0	0	+/-	-- ?	0?	-?	-	-	0	0	0
HEL/148: Thorneybank Industrial	0	0	0	0	0	+	+	+	0	0	++	-?	0?	0	+	0	+	0	0

Site Options	1: Economic performance	2: The Borough's image	3: Deprivation in urban areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and	16: Climate change	17: Natural resources and waste	18: Energy efficiency
Estate																		
HEL/153: Whalley Road	0	0	+?	0	0	+	+	+	0	0	++	-- ?	0?	-?	-	-	0	0
HEL/208b: EW1/6 – Westgate	0	+	++ ?	0	0	+	+	+	0	0	++	-- ?	0?	0	+	0	+	0
HEL/211: Land at Junction of Crown Point Road/Manchester Road	0	+	+?	0	0	+	-	+	0	0	+	-?	-?	-?	-	-	0	0
HEL/254: Land at Nelson Road, Saxifield	0	0	0	0	0	+	+	+	0	0	++	-- ?	0?	0	-	-	0	0

Summary of SA findings for the Reasonable Alternative Housing Sites

A total of 26 reasonable alternative residential site options have been subject to SA. In general, and similar to the allocated residential sites, the alternative site options are likely to have mostly positive effects on the social objectives, no effects on the economic objectives and a mix of more negative and limited positive effects on the environmental objectives.

A total of eight reasonable alternative residential site options are expected to have positive effects on **SA objective 2 (the Borough's image)**. Six of the options would have significant positive effects because they are either on brownfield land within 50m of a key gateway or are within a defined regeneration area. A further two site options are expected to have a minor positive effect because they are within 50m of a key gateway but are on greenfield land; therefore the potential effects of new development in terms of improving the Borough's image would be more limited. The remaining 18 site options would have negligible effects on this SA objective because they are located away from key gateways and regeneration areas.

Most of the residential site options are expected to have a long-term positive effect on **SA objective 3 (deprivation in urban and rural areas)** given that they are within close proximity of either a Decile 1 IMD area⁶⁷ or a town centre or rural settlement, which could benefit from the regeneration effects of nearby new development. A total of nine site options are expected to have a significant positive effect on this SA objective, reflecting the fact that most of the site options are within particularly close proximity of a Decile 1 IMD area or a town centre or rural settlement.

A total of six residential site options are likely to have significant positive effects on **SA objectives 6 (sustainable transport)** because they are within 400m of a bus stop and 800m of a train station. A further 18 sites are likely to have minor positive effects because they are either within 400m of a bus stop or 800m of a railway station, but not both, while the remaining two sites (Land at North of Halifax Road and Land South of Halifax Road) would have minor negative effects because they are not within 400m of a bus stop or 800m of a railway station.

⁶⁷ These are areas that are within the 10% most deprived nationally, according to Index of Multiple Deprivation data.

Most of the residential site options are expected to have long-term and permanent positive effects on **SA objective 7 (health)**. Nine of the sites are located in close proximity of a healthcare facility and a cycle route meaning that a significant positive effect is likely. Of the remaining sites, 15 are likely to have a minor positive effect on this SA objective because they meet one but not both of these criteria. The remaining two sites (Land at Junction of Crown Point Road/Manchester Road and Land to South-West of Burnley Road) are not located in close proximity of either a healthcare facility or cycle route and are therefore expected to have a minor negative effect on SA objective 7.

The allocation of new residential sites in any location is likely to have a long-term and permanent positive effect on **SA objective 8 (housing)** by ensuring that new housing is provided to meet local demand and therefore a positive effect is likely for all sites assessed. All of the 26 options are under 5ha in size and so are expected to have minor positive effects on this SA objective given that they will not deliver a large number of homes.

11 site options are likely to have significant positive effects on **SA objective 11: access to services and jobs** because they are within close proximity of key community services and are within 30 minutes public transport time of key borough services. A further four sites would have significant positive effects mixed with minor negative effects given that they also incorporate some publicly accessible greenspace which would be lost to development. The remaining sites will have minor positive effects (Rycliffe Street has a mixed effect) given that they are either within close proximity of key borough services or are within 30 minutes public transport travel time of key borough services.

All of the site options have the potential to have long-term and permanent negative effects on **SA objective 12 (heritage and built environment)** as all are within at least 5km of designated heritage assets, the setting of which could be affected by new development. Eight site options could have a significant negative effect as they are within particularly close proximity of a heritage asset (250m) while the remaining 18 sites are more likely to have a minor negative effect as they are located within 5km (but more than 250m) of a heritage asset. However, in all cases the potential effects are uncertain as they will depend on factors such as the design of the development and the extent of intervisibility between the new development and nearby heritage features.

Many of the residential site options could have long-term and permanent negative effects on **SA objective 13 (biodiversity and geodiversity)**. 11 of the site options are located between 250m and 1km of a designated biodiversity site and as such are likely to have a minor negative effect on this SA objective, while the remaining 15 sites are not located within 1km of a biodiversity or geodiversity site and so are most likely to have negligible effects. However, in all cases the potential effects are uncertain as they will depend on factors such as the design of development, and it is recognised that it may be possible to incorporate mitigation such as new green infrastructure, which could even lead to biodiversity enhancements.

In relation to **SA objective 14 (landscape and local character)**, 19 of the 26 residential site options are most likely to have a minor negative effect because they are on greenfield land, although they are outside of the Green Belt and are relatively small in size (less than 10ha). The remaining six sites would have a negligible effect on this SA objective as they are on brownfield land which is outside the green belt. In general, the effects of residential site options on this SA objective are uncertain and will depend on factors such as the design of the development and the incorporation of mitigation such as planting to screen new development.

Broadly similar effects have been recorded for **SA objectives 15 (environmental amenity and quality)** and **17 (natural resources and waste)** because scores for both objectives are based on whether site options would involve the use of greenfield or brownfield land. Five of the 26 sites are expected to have minor positive effects on both SA objectives 15 and 17 as they will result in the redevelopment of brownfield land and so would preserve soils in the Borough and may offer opportunities to reuse existing buildings and materials. In the case of Villiers Street, although the site option is on brownfield land and so are likely to have minor positive effects on SA objective 15, it is not expected to offer opportunities to reuse existing buildings and materials because the site is known to have been cleared and so negligible effects are likely in relation to SA objective 17. The remaining sites, all of which would involve development on greenfield land, are expected to have negligible effects on SA objective 17. 18 of these sites could have long-

term and permanent minor negative effects on SA objective 15 because there would be a loss of greenfield land, although not land which is considered to be the best and most versatile agricultural land (those sites are all on the lower quality Grade 4 or 5 land). Only two site options (Grove Lane, Padiham and Craggs Farm, Padiham) would result in the loss of greenfield land which is Grade 3 agricultural quality or above. These two sites are therefore expected to have long-term and permanent significant negative effects on SA objective 15.

The majority of the site options (20 out of 26) are located either on greenfield land outside of flood zones 3a or 3b or on brownfield within flood zones 3a or 3b meaning that a long-term and permanent minor negative effect is likely on **SA objective 16 (climate change)**. The remaining six site options are located on brownfield land which is outside of flood zones 3a and 3b and as such a negligible effect has been identified for these sites.

The location of housing site allocations within the Borough is not expected to directly impact upon local economic performance, economic inclusion or skills development in Burnley and as such negligible effects are recorded for all residential site options for **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (healthy labour market)**. As the location of residential sites is unlikely to directly impact upon crime, social inclusion and energy efficiency, all of which will instead be more heavily influenced by the design of new residential development, negligible effects are also recorded for **SA objectives 9 (crime), 10 (social inclusion) and 18 (energy efficiency)** for all of the residential site options.

Reasonable Alternative Mixed Use Site Options

Alternatives Considered

Table A11.2 below presents the SA scores for the two reasonable alternative mixed use site options. Neither of these mixed use sites were allocated in the Proposed Submission Draft Local Plan. No changes were made to the matrices for these sites between Preferred Options and Proposed Submission, therefore the matrices for these sites can be found in the Preferred Options SA report.

Table A11.2: SA Scores for reasonable alternative mixed use site options

SA objectives	HEL/252: Adlington Street	Lambert Howarth/Finsley Wharf
1: Economic performance	+	+
2: The Borough's image	0	++
3: Deprivation in urban and rural areas	++?	++?
4: Economic inclusion	+	+
5: Healthy labour market	+?	+?
6: Sustainable transport	++	++
7: Health	++	++
8: Housing	+?	+?
9: Crime	0	0
10: Social inclusion	0	0
11: Access to services and jobs	++	+
12: Built environment	--?	--?
13: Biodiversity and geo-diversity	-?	-?
14: Landscape and local character	0	0
15: Environmental quality and amenity	+	+
16: Climate change	0	0

SA objectives	HEL/252: Adlington Street	Lambert Howarth/Finsley Wharf
17: Natural resources and waste	0	+
18: Energy efficiency	0	0

Summary of SA findings for the Mixed Use Site Options

Two alternative options for mixed use development were identified and subject to SA, and their likely effects are broadly similar. As they incorporate an element of residential and employment development, they are likely to have mostly positive effects on the social and economic objectives and a mix of more negative and limited positive effects on the environmental objectives.

The mixed use site options are both likely to have long-term and permanent significant positive effects on **SA objectives 3 (deprivation in urban and rural areas), 6 (sustainable transport) and 7 (health)**. The significant positive effects identified are expected given that the sites are both within 1 Decile IMD areas and so could contribute to the regeneration of those areas, are in close proximity of the town centre and are located in close proximity to existing healthcare services and sustainable transport nodes.

Both site options are expected to have minor positive effects on **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (healthy labour market)**. These minor positive effects are likely because the mixed use development proposed at both sites would include employment land within the mix of uses, and because both sites are located in close proximity to an area of current high unemployment.

As both site options are located on brownfield land, minor positive effects are likely for **SA objective 15 (environmental quality and amenity)** as the development of these sites would avoid the loss of higher quality agricultural soils elsewhere in the Borough. Given that both mixed use sites would provide for an element of residential use as part of their development, long-term and permanent minor positive effects are also likely in relation to **SA objective 8 (housing)** for both site options.

Positive effects are also expected for both site options in relation to **SA objective 11 (access to services and jobs)**. The positive effects for both sites are likely because these sites are located in close proximity of a number of existing services which could be accessed by people living within the residential component of the sites. A significant positive effect is likely for one site (Adlington Street) because it is also within close proximity of an existing residential area, the residents of which could make use of the new employment development which would be provided as part of this mixed use site. A minor positive effect is likely for the other site (Lambert Howarth/Finsley Wharf) as it is further from existing residential development.

Given that both site options are located within close proximity of designated heritage assets, as well as being in relatively close proximity of designated biodiversity or geodiversity features, potential long-term and permanent negative effects are identified for both sites in relation to **SA objectives 12 (built environment) and 13 (biodiversity and geodiversity)**. The negative effects are likely to be significant in relation to SA objective 12 as both mixed use site options are located either within or adjacent to a Conservation Area and as such new development at these locations has the potential to adversely impact upon the special character of either area. If either site option is taken forward in the Local Plan, consideration should be given to the potential for mitigation or opportunities for enhancement of the sites.

Positive effects are expected for the Lambert Howarth/Finsley Wharf mixed use site option in relation to **SA objectives 2 (the Borough's image) and 17 (natural resources and waste)**. These effects are likely because the site is located in close proximity of a key gateway which may benefit from redevelopment in the area. The site is also located on brownfield land which contains vacant buildings which may be used as part of the new development. The other site

(Adlington Street) in contrast is not located in close proximity of a key gateway and although it is located on brownfield land, the site does not contain any vacant properties which might be reused.

The remaining **SA objectives 9 (crime), 10 (social inclusion), 14 (landscape and local character), 16 (climate change) and 18 (energy efficiency)** have been given negligible effects for both sites. The negligible effects identified for SA objectives 14 and 16 are likely given that both sites are located on brownfield land which is outside of flood zones 3a and 3b. The location of new mixed use development in the Borough is unlikely to affect crime, the ability to promote social inclusion in Burnley and improved energy efficiency. These issues are more likely to be addressed through factors such as the design of individual developments and therefore negligible effects have also been scored for SA objectives 9, 10 and 18.

Reasonable Alternative Town Centre, Retail and Leisure Site Options

Alternatives Considered

Table A11.3 below presents the SA scores for the two reasonable alternative town centre site options. Neither of these mixed use sites were allocated in the Proposed Submission Draft Local Plan. No changes were made to the matrices for these sites between Preferred Options and Proposed Submission, therefore the matrices for these sites can be found in the Preferred Options SA report.

Table A11.3: SA Scores for reasonable alternative town centre site options

SA objectives	Parker Lane/ Croft Street	Saunder Bank
1: Economic performance	+	+
2: The Borough's image	++	0
3: Deprivation in urban and rural areas	++?	++?
4: Economic inclusion	+	+
5: Healthy labour market	+?	+?
6: Sustainable transport	++	++
7: Health	++	+
8: Housing	0	+?
9: Crime	0	0
10: Social inclusion	0	0
11: Access to services and jobs	+	+
12: Built environment	--?	--?
13: Biodiversity and geo-diversity	-?	-?
14: Landscape and local character	0	0
15: Environmental quality and amenity	+	+
16: Climate change	0	0
17: Natural resources and waste	+	0
18: Energy efficiency	0	0

Summary of SA findings for the town centre site options

Two reasonable alternative town centre site options remain at this stage of the plan making process and have been subject to SA. These options are likely to have mostly positive or negligible effects on the SA objectives, with some negative effects on two of the environmental objectives.

As both options would provide new development within town centre locations, which is likely to improve the vitality and viability of these areas where sustainable transport links are generally the strongest, significant positive effects are expected in relation to **SA objective 3 (deprivation in urban and rural areas)** as well as **SA objective 6 (sustainable transport)**.

Parker Lane is located in close proximity of a key gateway on brownfield land which would help to reduce the number of vacant sites in the Borough, which results in significant positive effect on **SA objective 2 (the Borough's image)**. Saunder Bank is not located within close proximity of a key gateway and so is likely to have a negligible effect on this objective. Both site options are located within close proximity of a cycle route meaning that positive effects are likely for **SA objective 7 (health)**. The positive effect is likely to be significant for Parker Lane as it would also provide access to existing healthcare facilities for residents within the site.

The town centre site options would all provide for some employment use as part of the overall allocation, meaning that minor positive effects are expected in relation **SA objectives 1 (economic performance), 4 (economic inclusion) and 5 (healthy labour market)**. Both sites are located within identified areas of high unemployment and would also potentially allow for work-based training schemes to be provided as part of new employment opportunities.

Saunder Bank would include an element of residential use therefore a minor positive effect is expected for this site option in relation to **SA objective 8 (housing)**. This positive effect is uncertain given that the details of the scheme proposed will impact on the amount of housing which might be provided. Parker Lane would not incorporate residential uses so would have a negligible effect on this objective. Minor positive effects are also likely in relation to **SA objective 11 (access to services and jobs)** for all sites given that they are located within walking distance of residential areas and/or provide for improved services (for example convenience retail provision) on site at central locations.

Negative effects have been identified for both of the town centre sites for both **SA objectives 12 (heritage and built environment) and 13 (biodiversity and geodiversity)**. The negative effects identified in relation to SA objective 12 are expected to be long-term, permanent and significant for both sites as the central locations of the sites mean that they are in close proximity of a number of designated heritage assets which might be adversely affected by nearby development. These negative effects are uncertain, however, given that sympathetic design might help to mitigate any potential adverse impacts. Minor negative effects have been identified in relation to SA objective 13 for both town centre site options given that they are in relatively close proximity of designated biodiversity features, but further than 250m. These negative effects are also uncertain given that mitigation through the design of individual schemes may help to reduce the potential for wildlife disturbance, habitat loss or fragmentation and could even result in biodiversity enhancements.

Both sites appraised are located on brownfield land meaning that minor positive effects are likely in relation to **SA objective 15 (environmental quality and amenity)** given that their development would avoid the loss of high value agricultural soils elsewhere. Although the sites are located on brownfield land, Saunder Bank is a car park site meaning that although it has already been developed, it does not contain buildings which might be reused during the development process. As such, a minor positive effect is likely for Parker Lane for **SA objective 17 (natural resources and waste)** as its development could offer opportunities to reduce waste generation, whilst a negligible effect is likely for Saunder Bank.

Both town centre site options are expected to have negligible effects on the remaining **SA objectives: 9 (crime), 10 (social inclusion), 14 (landscape and local character), 16 (climate change) and 18 (energy efficiency)**. As both sites are located on brownfield land which is outside of flood zones 3a and 3b, negligible effects are likely for SA objectives 14 and 16. The location of new town centre development sites in the Borough is unlikely to affect crime, the ability to promote social inclusion in Burnley and levels of energy efficiency. These issues are

more likely to be influenced by factors such as the design of developments and therefore negligible effects have also been identified for both site in relation to SA objectives 9, 10 and 18.



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Non-Technical Summary - Sustainability Appraisal of the Proposed Submission of the Burnley Local Plan

Prepared by LUC
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Non-Technical Summary

Introduction

- 1.1 This Non-Technical Summary relates to the Sustainability Appraisal (SA) of the Proposed Submission of the Burnley Local Plan, which was produced by LUC on behalf of Burnley Borough Council.
- 1.2 Sustainability Appraisal reports have been previously prepared for the following iterations of the Local Plan:
- [Issues and Options](#);
 - [Additional Sites Consultation](#);
 - [Preferred Options Local Plan](#).
- 1.3 The Sustainability Appraisal of the Proposed Submission of the Burnley Local Plan incorporates comments on the Preferred Options SA Report and additions or amendments to the proposed sites and policies that were made to the Proposed Submission of the Burnley Local Plan. For clarity, a summary of the changes between the Preferred Options Local Plan and the Proposed Submission Local Plan is set out in **Table 1**.

Table 1 Summary of changes made to the Plan between Preferred Options and Proposed Submission Local Plan Stages

Plan section	Summary of changes between Preferred Options and Proposed Submission
Vision and objectives	Minor wording changes
Strategic policies	Changes to housing delivery figures in Policy SP2: Housing Requirement 2012-2032 Changes to employment land delivery figures in Policy SP3: Employment Land Requirement 2012-2032 Minor wording changes to Policy SP4: Development Strategy Minor wording changes to Policy SP5: Development Quality and Sustainability
Housing	Amendment to the indicative number of dwellings of some residential allocations in Policy HS1 and wording changes to specific housing allocation policies. Minor wording changes to Policy HS3: Housing Density and Mix Minor wording changes to Policy HS4: Housing Developments Minor wording changes to Policy HS5: House Extensions and Alterations Proposed Submission Draft Local Plan has allocated residential sites HS1/35 (HEL/256): Lodge Mill, HS1/37 (HEL/260): Barden Mill, Barden Lane, and HS1/38 (HEL/019): Butchers Farm all of which were not considered at the Preferred Options stage. HS1/36 (HEL/105): Land West of Smithyfield Avenue, was previously incorporated within the larger site of HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir and is now assessed as a separate site. HEL/254: Land at Nelson Road, Saxifield has come forward as a reasonable alternative site option for the first time in the Proposed Submission Draft Local Plan. Boundary changes have been made to allocated residential sites HS1/3: Former William Blythe Site, HS1/7 (HEL/231): Ridge Wood, HS1/11 (HEL/066): Land at Burnley General Hospital and HS1/15 (HEL/033): Heckenhurst Reservoir/Former Heckenhurst Reservoir. Site HS1/8: New Hall Street/Barden Lane has been removed as an allocation as it is no longer a reasonable alternative as the approved housing scheme is now under construction. Site HS1/8: New Hall Street/Barden Lane has been removed as an allocation as it is

Plan section	Summary of changes between Preferred Options and Proposed Submission
	no longer considered to be a reasonable alternative as the approved housing scheme is no under construction. HS1/22 Lawrence Avenue has been removed as an allocation.
Town Centres	Changes to Policy TC2: Development within Burnley and Padiham Town Centres Renaming of Policy TC5 to 'Uses within the Weaver's Triangle and minor wording changes made Minor wording changes to Policy TC6: District Centres Minor wording changes to Policy TC7: Hot Food Takeaways Minor wording changes to Policy TC8: Shopfront and Advertisement Design Boundary change has been made to site TC4/1: Former Pioneer, Curzon Street
Employment	Boundary changes have been made to allocated employment sites EMP1/2: Burnley Bridge Business Park, EMP1/7: Westgate and EMP1/12: Burnley Bridge Extension. Site EMP1/7: Westgate is considered to be on brownfield land rather than greenfield as previously assessed. The assessment matrix has been updated accordingly.
Historic Environment	Minor wording changes to Policy HE1: Identifying and Protecting Burnley's Historic Environment Minor wording changes to Policy HE2: Designated Heritage Assets Minor wording changes to Policy HE3: Non-Designated Heritage Assets Changes to Policy HE4: Scheduled Monuments and Archaeological Assets
Natural Environment	Minor wording changes to: Policy NE1: Biodiversity and Ecological Networks Policy NE2: Protected Open Space Policy NE4: Protected Trees, Hedgerows and Woodland Policy NE5: Environmental Protection: Minor changes to light pollution text and addition of text on unstable land
Climate change	Minor wording changes to Policy CC1: Renewable and Low Carbon Energy (not including wind energy) Minor wording changes to Policy CC2: Suitable Areas for Wind Energy Development Minor wording changes to Policy CC3: Wind Energy Development Minor wording changes to Policy CC4: Development and Flood Risk Minor wording changes to Policy CC5: Surface Water Management and Sustainable Drainage Systems (SuDS).
Infrastructure	Minor wording changes to Policy IC5: Protection and Provision of Social and Community Infrastructure. New Policy IC6: Telecommunications Policy IC6: Taxis and Taxi Booking Offices has been renumbered to IC7 and minor wording changes have been made.

- 1.4 Comments on the Sustainability Appraisal of the Preferred Options Local Plan have also been integrated into the SA Report. This has included updates to the assessment of site options considered at the Preferred Options stage, for example where changes have been made to the site appraisal assumptions or boundaries. For clarity, a summary of the changes made to the SA between the Preferred Options Local Plan and the Proposed Submission Local Plan is set out in **Table 2**.

Table 2 Changes made to the SA report between Preferred Options and Proposed Submission

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
Biodiversity assumption (objective 13) – updated	Amendments to the housing, employment and Gypsy and Travellers matrices in relation to objective 13 for the following sites:

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
<p>to specify the assessment reflects proximity to designated sites i.e. LNRs, SACs, SPAs and SSSIs and not local designations, including Biodiversity Heritage Sites.</p>	<p><u>Housing</u></p> <p>HEL/003: Park Road</p> <p>HEL/007 (HS1/12): Former AIT Site (formerly AIT Brush Street)</p> <p>HEL/011 (HS1/5): Former Baxi site, Padiham (formerly Former Baxi Site, Padiham – western part)</p> <p>HEL/014 (HS1/30): Brampton House</p> <p>HEL/021: South of Barclay Hills</p> <p>HEL/025 (HS1/22): Lawrence Avenue</p> <p>HEL/027 (HS1/19): Coronation Avenue</p> <p>HEL/028: Craggs Farm, Padiham</p> <p>HEL/033 (HS1/15): Heckenhurst Reservoir/Formal Heckenhurst Reservoir</p> <p>HEL/034 (HS1/3): Former William Blythe Site, Hapton</p> <p>HEL/039 (HS1/20): Gordon Street Mill, Worsthorne (previously Gordon Street Mill, Lennox Street – Mill only)</p> <p>HEL/040: Grove Lane, Padiham</p> <p>HEL/043 (HS1/1): Former Hameldon Schools Site (previously Former Hameldon Schools Sites, Kiddrow Lane)</p> <p>HEL/050: Honeyholme Lane</p> <p>HEL/055b (HS1/6): Lambert Howarth</p> <p>HEL/057: Riding Street</p> <p>HEL/058 (HS1/26): Land adjacent 2 Queens Park Road</p> <p>HEL/059 (HS1/31): Land adj 250 Brownside Road, Worsthorne (formerly Brownside Road & Lennox Street, Worsthorne)</p> <p>HEL/060: Villiers Street</p> <p>HEL/065: Land at Brownside Farm</p> <p>HEL/066 (HS1/11): Land at Burnley General Hospital</p> <p>HEL/067 (HS1/17): Former Gardner's Site</p> <p>HEL/071 (HS1/2): Hollins Cross Farm</p> <p>HEL/074 (HS1/10): Higher Saxifield,</p> <p>HEL/075: Land at Melrose Avenue</p> <p>HEL/076: Land at North of Halifax Road</p> <p>HEL/077 (HS1/29): Land at Oswald Street</p> <p>HEL/086: Land at Glen View Road</p> <p>HEL/088: Land at Moseley Road</p> <p>HEL/090: Stoneyhurst Avenue</p> <p>HEL/091 (HS1/9): Red Lees Road, Cliviger</p> <p>HEL/092: Land at Red Lees Road (The Hollins)</p> <p>HEL/093: Land at Red Lees Road/Richmond Avenue, Cliviger</p> <p>HEL/094 (HS1/4): Land at Rossendale Road (formerly Land off Rossendale Road)</p> <p>HEL/100 (HS1/28): Land to rear of Bull and Butcher (formerly Rear of the Bull and Butcher, Manchester Road)</p> <p>HEL/102: Land South of Halifax Road</p> <p>HEL/104: Land to South-West of Burnley Road</p> <p>HEL/109 (HS1/21): Livingstone Mill</p> <p>HEL/112: Marlborough Street</p> <p>HEL/114: Middlesex Avenue</p> <p>HEL/123: Overtown Barn</p> <p>HEL/125 (HS1/23): Perseverance Mill, Padiham</p> <p>HEL/133 (HS1/25): Ridge Avenue</p> <p>HEL/135 (HS1/18): Former Ridgewood High School</p> <p>HEL/136 (HS1/16): Tay Street</p> <p>HEL/137: Rycliffe Street</p> <p>HEL/139 (HS1/32): Cleveland Road, South</p> <p>HEL/148: Thorneybank Industrial Estate</p> <p>HEL/152 (HS1/14): Waterside Mill (formerly Waterside Mill, Langham Street)</p> <p>HEL/153 (HS1/33): Whalley Road</p>

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
	<p>HEL/192c (HS1/13): Peel Mill HEL/208b: EW1/6 – Westgate HEL/211: Land at Junction of Crown Point Road/Manchester Road HEL/231 (HS1/7): Ridge Wood HEL/249 (HS1/24): Land NE of Sycamore Avenue HEL/250 (HS1/27): Former Dexter Paints</p> <p><u>Employment</u></p> <p>HEL/029c (EMP1/14): Stoneyholme Gas Works HEL/036 (EMP1/11): George Street Mill HEL/038 (EMP1/9): Innovation Drive HEL/094b (EMP1/1): Land off Rossendale Road/Rossendale Road North HEL/163 (EMP1/2): Burnley Bridge/Burnley Bridge Business Park HEL/164 (EMP1/12): Burnley Bridge Extension HEL/165 (EMP1/3): Knowledge Park/Vision Park HEL/171 (EMP1/13): Eaves Barn Farm, Padiham/Shuttleworth Mead South HEL/174 (EMP1/10): Widow Hill Road South HEL/175 (EMP1/4): Widow Hill Road HEL/189 (EMP1/5): Land South of Network 65 HEL/190 (EMP1/6): Balderstone Lane HEL/208 (EMP1/7): Westgate HEL/223 (EMP1/8): Thompson Centre/Thompson Centre Car Park</p> <p><u>Gypsy and Traveller Sites</u></p> <p>Oswald Street</p>
<p>Access to services assumption (objective 11) for employment sites – updated to refer to a distance of 1,200m from residential areas from the previous 600m used.</p>	<p>Amendments to the employment matrices in relation to objective 11 for sites:</p> <p>HEL/094b (EMP1/1): Rossendale Road North HEL/163 (EMP1/2): Burnley Bridge Business Park HEL/165 (EMP1/3): Vision Park HEL/175 (EMP1/4): Widow Hill Road HEL/189 (EMP1/5): Land South of Network 65 HEL/190 (EMP1/6): Balderstone Lane HEL/208 (EMP1/7): Westgate HEL/223 (EMP1/8): Thompson Centre Car Park HEL/038 (EMP1/9): Innovation Drive HEL/174 (EMP1/10): Widow Hill Road South HEL/036 (EMP1/11): George Street Mill HEL/164 (EMP1/12): Burnley Bridge Extension HEL/171 (EMP1/13): Shuttleworth Mead South HEL/029c (EMP1/14): Stoneyholme Gas Works</p>
<p>New Housing sites</p>	<p>Assessment of the following housing sites for the first time:</p> <p>HEL/256 (HS1/35): Lodge Mill HEL/105 (HS1/36): Land West of Smithyfield Avenue HEL/260 (HS1/37): Barden Mill, Barden Lane HEL/019 (HS1/38): Butchers Farm HEL/254: Land at Nelson Road, Saxifield (site brought forward as a reasonable alternative for first time but not allocated)</p>
<p>Revised housing site boundaries</p>	<p>Reassessment of the following housing sites based on revised boundaries:</p> <p>HEL/034 (HS1/3): Former William Blythe Site HEL/231 (HS1/7): Ridge Wood HEL/066 (HS1/11): Land at Burnley General Hospital HEL/033 (HS1/15): Heckenhurst Reservoir/Former Heckenhurst Reservoir</p>
<p>Revised employment site boundaries</p>	<p>Reassessment of the following employment sites based on revised boundaries:</p> <p>EMP1/2: Burnley Bridge Business Park</p>

Topic	Summary of changes made to SA report between Preferred Options and Proposed Submission
	EMP1/7: Westgate EMP1/12: Burnley Bridge Extension.
Revised town centre site boundaries	Reassessment of the following town centre site based on a revised boundary: TC4/1: Former Pioneer, Curzon Street
Updated SFRA Data	Allocated site matrices have been updated with the Level 1 SFRA undertaken by Burnley Borough Council.
New policies	Appraisal of Policy IC6: Telecommunications for the first time.

The Burnley Local Plan

- 1.5 The Burnley Local Plan will set out the vision, objectives, strategy, policies and proposals for the spatial development of the Borough up to 2032, including the number of new homes required. It will identify site allocations relating to housing, employment and other uses, including sites for new development and redevelopment. Housing and employment sites will be allocated to meet the Borough's needs for the period up to 2032.
- 1.6 The key elements to be included in the Local Plan are:
- A spatial portrait of Burnley and the key issues facing the Borough.
 - A spatial vision and objectives setting out how the Borough will grow and develop by 2032.
 - A strategy for housing and employment growth and the strategic / overarching policies for development.
 - Policies by subject area.
 - Policies that will be used to control and manage development through the determination of planning applications in order to ensure that development contributes towards delivering the vision and objectives.
 - A monitoring and implementation framework, including a summary of the Infrastructure Delivery Plan.
- 1.7 The Local Plan will not include minerals and waste policies as minerals and waste planning is the responsibility of Lancashire County Council.
- 1.8 Once adopted, the new Local Plan will replace the saved policies from the Burnley Local Plan Review 2006. **Appendix 3** in the Proposed Submission of the Burnley Local Plan lists the policies that were saved from the 2006 Local Plan and shows which of the emerging policies in the new Local Plan will replace the 'saved' policies.

Context for the Burnley Local Plan and the Sustainability Appraisal Process

- 1.9 The Borough of Burnley is located in the Pennines of East Lancashire at the confluence of the Rivers Calder and Brun. It is bisected by the M65 motorway which links the area to Colne and Nelson to the north and Blackburn and Preston to the west, and it is served by two rail lines, the cross Pennine route from York and Leeds to Preston/Blackpool North and the stopping service from Colne to Preston/Blackpool South. The Leeds and Liverpool Canal runs through the Borough and was one of the reasons for the town's expansion in the nineteenth century.
- 1.10 The development of textile mills, associated industries and housing during the Industrial Revolution resulted in Burnley's population virtually doubling every twenty years between 1801 and 1891. The character of the central parts of the two main settlements in the Borough, Burnley and Padiham, derives from this time.

- 1.11 The area of the whole Borough is 11,070 hectares (42 square miles), the majority of this being rural or moorland. The urban area of Burnley town covers approximately 1,544 hectares (six square miles) and Padiham, which is a market town four miles to the west of Burnley, covers 316 hectares (1.22 square miles).

Sustainability Appraisal

Introduction

- 1.12 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.13 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.14 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance³ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Directive (transposed into UK law through the 'SEA Regulations'⁴). The SA/SEA of the Burnley Local Plan was prepared in line with this integrated approach and throughout the SA report and this Non-Technical Summary the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.
- 1.15 **Table 3** signposts how the requirements of the SEA Directive have been met within the SA Report.

Table 3 Requirements of the SEA Directive and where these have been addressed in the SA Report

SEA Regulation Requirements	Where it is covered in the SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3 and Appendix 2.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
(c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ <http://planningguidance.planningportal.gov.uk/>

⁴ The Environmental Assessment of Plans and Programmes Regulations 2004, SI 2004 No. 1633.

SEA Regulation Requirements	Where it is covered in the SA report
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 3.
(e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapter 4 and Appendices 5, 7, 8, 9 and 10
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 4.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2.
(i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 5.
(j) a non-technical summary of the information provided under the above headings	This separate non-technical summary has been prepared to accompany the SA report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
Consultation: <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) 	Consultation on the SA Scoping Report was undertaken between June and July 2012.
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	Consultation will be undertaken in relation to the Proposed Submission of the Burnley Local Plan between March and April 2017. The plan will be accompanied by the SA report and this Non-Technical Summary.
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	

SEA Regulation Requirements	Where it is covered in the SA report
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9) 	<p>To be addressed after the Local Plan is adopted.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>To be addressed after the Local Plan is adopted.</p>
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	<p>This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.</p>

SA Stage A: Scoping

- 1.16 The SA process for the Burnley Local Plan began in June 2012 with the production of a draft [SA Scoping Report](#) which was prepared by LUC on behalf of Burnley Borough Council.
- 1.17 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the policy context and key sustainability issues. The SA Scoping Report presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the Burnley Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
 - Baseline information was collected on environmental, social and economic issues in Burnley Borough. This baseline information provides the basis for predicting and monitoring the likely effects of policies and site allocations (including reasonable alternative options) and helps to identify ways of mitigating any adverse effects identified.
 - Key sustainability issues for Burnley Borough were identified.
 - A 'Sustainability Appraisal framework' was developed, comprising a list of SA objectives against which options and subsequently policies and site allocations would be appraised. The SA framework provides a clear way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It sets out a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and draft policies during the plan-making process. These SA objectives reflect the long-term aspirations of the Borough with regard to social, economic and environmental considerations. Throughout the SA process the performance of Local Plan options (and later policies and site allocations) are assessed against these SA objectives and sub-questions.
- 1.18 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the Local Plan in making a contribution to sustainable development. The draft SA Scoping Report was published in June 2012 for a five week consultation period with the statutory consultees that existed at the time (Natural England, the Environment Agency and English Heritage (now Historic England)). Following the consultation, the comments received were addressed as appropriate and a final version of the Scoping Report was published in July 2012. **Appendix 1** of the full SA Report lists the comments that were received during the

consultation on the draft Scoping Report and describes how each one was addressed in the final version.

- 1.19 Some parts of the SA Scoping Report, namely the review of plans, policies and programmes and the baseline information, were updated as part of the preparation of the SA Report for the Issues and Options Local Plan in February 2014, the Preferred Options Local Plan in July 2016, and have again been reviewed and updated during the preparation of the SA Report for the Proposed Submission of the Burnley Local Plan. The updated versions of those parts of the Scoping Report are presented in **Appendix 2** and **Appendix 3** of the full SA Report.

Changes to the SA framework

- 1.20 The SA framework that was presented in the July 2012 SA Scoping Report was used during the appraisal of the Issues and Options Local Plan in February 2014 and again during the SA work that was undertaken to accompany the Additional Sites consultation in August 2014. At the Preferred Options stage, a small number of changes were made to some of the sub-objectives in the SA framework in order to ensure that they provided a robust and appropriate basis for the SA and covered only those issues that a Local Plan could actually influence. None of the changes affected the headline SA objectives. Where appropriate, the assumptions that were used in the SA of site options at the Preferred Options stage (presented in **Appendix 4** of the full SA Report) were also updated to reflect these minor changes to the SA framework. The SA work that was carried out previously in relation to the site and policy options for the Local Plan (presented in the February 2014 SA Report for the Issues and Options and the August 2014 SA document for the Additional Sites consultation) was also revised to reflect these changes, in order to ensure consistency with the Preferred Options stage.
- 1.21 **Table 4** presents the SA framework for the Burnley Local Plan, which includes 18 headline SA objectives along with their associated sub-questions. The table also shows how all of the 'SEA topics' (as listed in the SEA Regulations) have been covered by the SA objectives.
- 1.22 Some of the sub-objectives could be seen as relevant to more than one of the headline SA objectives (for example sub-objective 18c relating to the use of fossil fuels could be relevant to SA objective 17 which relates to the prudent use of natural resources, as well as SA objective 18 which relates to energy efficiency). However, to avoid duplication within the SA framework, which could result in effects being 'double counted', any such sub-objectives are attributed just once to the headline SA objective which they are considered to most strongly relate to.

Table 4 Updated SA framework for the Preferred Options and Proposed Submission of the Burnley Local Plan

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	1a. Will it help to diversify the borough's economy? 1b. Will it promote growth in key sectors of the local economy? 1c. Will it attract new business development to the borough? 1d. Will it increase, and improve the quality of, employment opportunities in the areas of most need? 1e. Will it contribute to low carbon economy?	Material assets Population
2. To develop and market the Borough's image	2a. Will it support the conservation and/or enhancement of high quality built, natural and historic environments within the borough? 2b. Will it promote the area as a destination for short and long term visitors, for residents and investors? 2c. Will it increase the economic benefit derived from the borough's natural environment? 2d. Will it promote the use of locally produced goods and materials?	Landscape Cultural heritage, including architectural and archaeological heritage Material assets
3. To reduce deprivation in urban and rural	3a. Will it improve economic, social and environmental conditions in the most deprived areas and for the most deprived groups?	Material assets

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
areas	3b. Will it enhance the viability and vitality of the town centres? 3c. Will it support and encourage the growth of rural businesses and rural diversification?	Population
4. To secure economic inclusion	4a. Will it encourage business start-up, especially in underrepresented groups? 4b. Will it improve physical accessibility to jobs through the location of sites and/or public transport links thereto being accessible from areas of high unemployment? 4c. Will it reduce poverty in those areas most affected?	Material assets Population
5. To develop and maintain a healthy labour market	5a. Will it address the skills gap and enable skills progression? 5b. Will it increase levels of participation and attainment in education? 5c. Will it provide a broad range of jobs and employment opportunities?	Population Material assets
6. To reduce the need to travel and increase the use of sustainable transport modes	6a. Will it reduce car and lorry traffic? 6b. Will it increase access to opportunities for safe walking and cycling and using of public transport? 6c. Will it improve access to and encourage the use of ICT?	Climatic factors Human health Material assets
7. To improve physical and mental health and reduce health inequalities	7a. Will it promote healthier lifestyles? 7b. Will it reduce health inequalities among different groups in the community? 7c. Will it reduce isolation for vulnerable people?	Human health Population
8. To improve access to a range of good quality, resource efficient and affordable housing	8a. Will it provide for an appropriate mix of housing to meet all needs, including affordable? 8b. Will it reduce the number of unfit and empty homes? 8c. Will it support the development of resource efficient housing?	Material assets Population
9. To reduce crime, disorder and the fear of crime	9a. Will it reduce actual levels of crime? 9b. Will it reduce the fear of crime? 9c. Will it encourage crime reduction through design?	Population
10. To increase social inclusion	10a. Will it enable groups and communities to contribute to decision making and be involved in implementation? 10b. Will it identify and engage with hard to reach stakeholders? 10c. Will it create a sense of belonging and wellbeing for all members of the community? 10d. Will it support community development? 10e. Will it improve relations between all members of the community? 10f. Will it reduce social exclusion? 10g. Will it reduce prejudice? 10h. Will it promote mixed communities?	Population Human health
11. To improve access to services, amenities and jobs for all groups	11a. Will it improve the range of quality of, and access to, cultural, sporting and leisure facilities including natural green spaces? 11b. Will it improve access to essential services and facilities? 11c. Will it improve physical access to employment opportunities?	Material assets Population
12. To protect and enhance the built environment and cultural heritage, including archaeological	12a. Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings? 12b. Will it improve access to buildings of historic/cultural value?	Cultural heritage, including architectural and archaeological

Headline SA Objectives	Sub-objectives	Relevant topic(s) as set out in the SEA Regulations
assets	12c. Will it protect and enhance the local distinctiveness of the built environment?	heritage
13.To protect and enhance the Borough's biodiversity and geo-diversity	13a. Will it protect and enhance existing designated wildlife and geological sites and species populations? 13b. Will it protect and enhance habitats and species, provide opportunities for new habitat creation and reverse the fragmentation of wildlife corridors?	Biodiversity Flora Fauna
14.To protect and enhance the Borough's landscape and local character	14a. Will it protect and enhance the character and appearance of the borough's landscape and countryside, maintaining and strengthening local distinctiveness and sense of place? 14b. Will it protect and enhance the accessibility of the landscape across the borough? 14c. Will it encourage the development of brownfield land in preference to greenfield?	Landscape Soil
15.To protect and improve environmental quality and amenity	15a. Will it maintain and improve local air quality? 15b. Will it reduce noise pollution? 15c. Will it reduce the amount of derelict, contaminated, degraded, unstable and vacant/underused land? 15d. Will it protect the best and most versatile agricultural land? 15e. Will it maintain and enhance ground and surface water quality?	Air Human health Soil Water
16.To mitigate and adapt to climate change	16a. Will it reduce or minimise greenhouse gas emissions? 16b. Will it contribute to the borough's ability to adapt to the impacts of climate change, including the ability of other species to adapt? 16c. Will it maximise the production and/or use of decentralised and renewable energy? 16d. Will it reduce or manage flood risk?	Climatic factors Water
17.To ensure the prudent use of natural resources and the sustainable management of waste.	17a. Will it minimise the demand for raw materials? 17b. Will it reduce the amount of minerals extracted and imported? 17c. Will it minimise the production of waste? 17d. Will it maximise waste recycling and reuse, reducing the amount of waste going to landfill? 17e. Will it encourage water efficiency and reduce demand?	Material assets Water
18.To increase energy efficiency	18a. Will it minimise the need for energy consumption? 18b. Will it increase energy efficiency (e.g. in buildings, transport modes, etc.)? 18c. Will it minimise the use of fossil fuels?	Climatic factors Material assets

SA Stage B: Developing and refining options and assessing effects

- 1.23 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan. It should be noted that any alternatives considered to the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. It also needs to be recognised that the SEA and SA findings are not the only factors taken into account when determining which options to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select an option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting options for their plan.

Identification and appraisal of site options

- 1.24 Reasonable alternative options for residential, employment and other types of site allocations were identified initially in the February 2014 Issues and Options document. Potential development sites had been submitted to the Council on an ongoing basis as part of the Strategic Housing Land Availability Assessment (SHLAA), and some were also put forward by Burnley Borough Council.
- 1.25 An initial assessment was undertaken by the Council to identify and discount sites that were unsuitable or undeliverable. Sites over 0.4ha in size that had the potential to accommodate housing, Gypsy and Traveller pitches, employment, mixed-use or town centre development were subject to SA by LUC and the findings were presented in the February 2014 SA Report for the Issues and Options. As well as options for sites for built development, a number of areas of search for potential Local Nature Reserve designations were also identified and considered in the SA.
- 1.26 The site options that were subject to SA at the Issues and Options stage included:
- 24 residential site options.
 - One Gypsy and Traveller site option.
 - Nine employment site options.
 - Three mixed-use site options.
 - Four town centre site options.
 - Four areas of search for Local Nature Reserves.
- 1.27 A number of other site options were identified at the Issues and Options stage but were not subject to SA at that time because they either had planning permission or were already in the process of being developed. However, some of the sites that had planning permission at that time have still not been developed now and so remain as reasonable alternative options for allocation in the Local Plan. Therefore, they have now been subject to SA and the findings are included in the SA Report and this Non-Technical Summary. Where site options were previously omitted from the SA because they had planning permission and have since been developed, they have not been included in the SA Report as they are no longer available and so are not reasonable options for allocation in the Local Plan.
- 1.28 Following consultation on the Issues and Options in February 2014, a number of further reasonable site options were identified. These sites were submitted to the Council by land owners, developers and members of the public during the Issues and Options consultation. The additional reasonable site options identified in this way comprised:
- 12 residential sites.
 - One employment site.
 - Three Gypsy and Traveller sites.
- 1.29 These options were subject to SA by LUC and the findings were presented in the August 2014 document 'Issues and Options Additional Sites Sustainability Appraisal'. That document, which did not comprise a full SA report, was published by the Council as part of the Additional Sites consultation between August and October 2014.
- 1.30 Following the Additional Sites consultation, a number of other reasonable site options were identified by Burnley Borough Council through the SHLAA process. In addition, there were a small number of changes to the boundaries of sites that were appraised previously. These new site options were subject to SA at the Preferred Options stage.
- 1.31 Following the production and consultation on the Preferred Options Local Plan, five new reasonable alternative site options were again identified and these have also been subject to SA for the first time using the same methodology. Four of these have been allocated in the Proposed Submission of the Burnley Local Plan. In addition, there have been a small number of changes to the boundaries of sites that were appraised previously at the Preferred Options stage and the SA appraisal matrices have been updated accordingly (see **Table 1** and **Table 2**).

- 1.32 The SA findings for each group of allocated site options are presented in **Chapter 4** of the full SA Report and are described later in this Non-Technical Summary. **Appendix 9** of the full SA Report presents the matrices for these sites, and these matrices also incorporate any changes that have been made to the sites between Preferred Options and Proposed Submission stage as well as to the policy text which relates to site allocations.
- 1.33 **Appendix 5** of the full SA Report presents the matrices for unallocated reasonable alternative housing sites which have been subject to reappraisal at the Proposed Submission stage, based on the updated assumptions. **Appendix 10** of the full SA Report provides a summary of the scores for these sites as well as the reasonable alternative mixed-use and town centre sites. There were no reasonable alternative employment or gypsy and traveller sites considered at this stage.
- 1.34 The detailed SA matrices for sites which were previously appraised as reasonable alternatives but which are no longer reasonable have not been updated or included in the SA Report because there was no need to consider those sites at this stage in the SA process, however these can be found in the SA for the Preferred Options Local Plan. Sites which are no longer considered to be reasonable have therefore been discounted from the SA process at this stage. **Appendix 6** of the full SA Report provides a summary of the reasons why certain sites are no longer considered to be reasonable.
- 1.35 This Non-Technical Summary and the SA Report therefore presents the SA findings for the sites that are allocated in the Proposed Submission of the Burnley Local Plan, and for completeness, also summarises the SA findings for sites which are still 'reasonable'.

Use of assumptions

- 1.36 The assumptions presented in **Appendix 4** of the full SA Report have been slightly amended to take into account comments received from the Council on the SA of the Preferred Options Local Plan. These changes relate to objective 11 for employment sites and objective 13 for housing, employment and gypsy and traveller sites. The change to objective 11 assumptions involved assessing whether site options meet certain criteria, including whether employment sites are within 1,200m of a residential area rather than 600m as previously assessed at the Preferred Options stage. The change to objective 13 assumptions involved assessing the proximity of housing, employment and gypsy and traveller sites to designated nature or geodiversity sites only, rather than local sites.
- 1.37 The new site options that have been identified since the Preferred Options consultation in July 2016 have been appraised in line with the assumptions shown in **Appendix 4** and sites which are not allocated but which remain reasonable have been reappraised against these assumptions.
- 1.38 A small number of sites were considered to be reasonable options at the earlier stages of plan preparation and so were subject to SA then, but are no longer considered to be reasonable options by the Council (for example, because they are no longer available for development). In those cases, the earlier appraisal work has not been revised to reflect the updated assumptions because there was no need to be able to consider those sites on a consistent basis at this stage in the SA process. The only changes to those SA matrices were made at the Preferred Options stage was in relation to SA objective 13: biodiversity in order to correct some errors that were made previously in relation to inaccuracies in the data showing the location of Local Nature Reserves in the Borough. The SA matrices for those sites that are no longer considered to be reasonable options can be found in the SA report for the Preferred Options Local Plan.

Reasons for the Council's decision making

- 1.39 Burnley Borough Council officers took into account the findings of the SA as well as other relevant factors when deciding which sites to include as allocations in the Proposed Submission of the Burnley Local Plan and which site options to reject. **Appendix 6** of the full SA Report lists the reasonable site options that have been considered and provides Burnley Borough Council's reasons for selecting or rejecting each one. Some of the site options included in earlier stages of the SA are now referred to by different names than were used previously – where this is the case, both the previous and current site names are shown in the audit trail in **Appendix 6** along with the SHLAA reference codes.

- 1.40 The Preferred Options Local Plan states that the Burnley SHLAA (2016) provides details of the amount of land with the potential to accommodate new housing development and presents a pool of potential sites from which to select those to be allocated in the Local Plan, with these being selected on the basis of many factors including:

Housing:

- How they will help deliver the Plan's vision and objectives and support economic growth.
- How they fit with the Plan's overall spatial strategy set out in Policy SP4.
- Whether they collectively offer the quality and choice of housing to meet the needs and demands of all sections of the community.
- Their environment social and economic impacts, including as evaluated through the SA process.
- Their infrastructure requirements and potential community benefits.
- The comments received through plan consultation.

Employment:

- How they will help deliver the Plan's vision and objectives and support economic growth.
- How they would fit with the Plan's overall spatial strategy set out in Policy SP4.
- Whether they would collectively offer sufficient, and could offer the range, of sites to meet the needs and demands of business and provide a variety of employment opportunities for existing and new residents to achieve a more aspirational level of economic activity in the area.
- The environmental, social and economic impacts, including as informed by the SA and in particular the impact on commuting.
- The infrastructure requirements and potential community benefits.
- The comments received through the plan consultation.

Identification and appraisal of policy options

- 1.41 The Issues and Options document (February 2014) set out four alternative options relating to the broad spatial strategy for the Local Plan, which were:
- Focus on regeneration.
 - Focus on public transport corridors.
 - Focus on transformational growth.
 - Allow the market to lead.
- 1.42 These four options were subject to SA and the findings were presented in the February 2014 Issues and Options SA Report. Prior to that, draft versions of the SA matrices for the four options were presented in an Interim SA Report which Burnley Borough Council prepared in spring 2013 and sent out for consultation with the three statutory consultees that existed at the time (English Heritage (now Historic England), the Environment Agency, and Natural England). This interim report comprised a very early draft version of the SA report for the Issues and Options and did not at that stage include the appraisal of site options. The consultation was targeted at the statutory consultees only and the document was not made publicly available. The comments received during this interim consultation, along with an explanation of how they were addressed, can be found in **Appendix 1** of the full SA Report.
- 1.43 The Issues and Options consultation document also set out alternative policy approaches for the other policies to be included in the Local Plan; however these were not subject to SA at that time. Those options were subject to SA by LUC in early 2016 and the findings are presented in the SA report for the Preferred Options Local Plan. The SA work for the spatial strategy options was also updated to reflect slight changes to the wording of the options that were made between them being subject to SA and published in the Issues and Options consultation document. The fourth option (prepare no Local Plan and instead allow the market to lead) was discounted as it is not a

reasonable option due to being inconsistent with national policy. The SA matrices for the policy options can be found in **Appendix 7** of the full SA Report.

- 1.44 Once the Council had produced the Preferred Options Draft document in 2016, the more detailed draft policies were also subject to SA and the findings also summarised in the SA report for the Preferred Options Local Plan. Any changes made to these policies since the Preferred Options stage have been incorporated into the SA Report which this Non-Technical Summary relates to. Details of the changes to policy wording and the addition of new policies are set out in **Table 1**. The detailed SA matrices for the policies in the Proposed Submission of the Burnley Local Plan can be found in **Appendix 8** of the full SA Report.

SA Stage C: Preparing the Sustainability Appraisal report

- 1.45 The full SA report describes the process that has been undertaken to date in carrying out the SA of the Proposed Submission of the Burnley Local Plan. It sets out the findings of the appraisal of reasonable alternatives, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), making recommendations for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the plan. It also describes the reasons for selecting or rejecting certain options during the preparation of the Local Plan. All of this information is summarised in this Non-Technical Summary.

SA Stage D: Consultation on the Proposed Submission Local Plan and SA Report

- 1.46 Burnley Borough Council is inviting comments on the Proposed Submission Burnley Local Plan and the full SA Report which this Non-Technical Summary relates to. These documents will be published on the Council's website for consultation between March and April 2017.

SA Stage E: Monitoring implementation of the Local Plan

- 1.47 Recommendations for monitoring the social, environmental and economic effects of implementing Burnley's Local Plan are presented in **Chapter 5** of the SA report and are summarised further ahead in this document.

Policy Context

Review of Plans, Policies and Programmes

- 1.48 The Burnley Local Plan is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at the international, national and regional levels.
- 1.49 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the Local Plan. This review has been revised and updated since it was originally presented in the SA Scoping Report, in order to ensure that the review remains up to date. The updated review can be seen in full in **Appendix 2** of the full SA Report and the key findings are summarised below.
- 1.50 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Burnley Local Plan. These processes should both be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 1.51 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy;

however the international directives have been included in **Appendix 2** of the full SA Report for completeness.

- 1.52 The most significant development in terms of the policy context for the Burnley Local Plan has been the publication of the National Planning Policy Framework (NPPF) which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Local Plan must be consistent with the requirements of the NPPF. The NPPF sets out information about the purposes of local plan-making, stating that:

"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."

- 1.53 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 1.54 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 1.55 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
 - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
 - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
 - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
 - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.
- 1.56 National Planning Practice Guidance (NPPG) provides further guidance on national level planning policy. It sets out guidance on a wide range of issues that are relevant to development management, including in relation to topics such as flood risk, the natural environment, climate change and waste. The NPPG also provides additional guidance in relation to the preparation of Local Plans and the need for SA/SEA. The emerging Local Plan for Burnley must be in conformity with the higher level policy established in the NPPG.

Baseline Information

- 1.57 Baseline information provides the context for assessing the sustainability of proposals in the Burnley Local Plan and it provides the basis for identifying trends, predicting the likely effects of the Local Plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 1.58 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a number of amendments have been made to the baseline information since it was originally presented in the Scoping Report to address consultation comments received and to update the information, drawing on the most recent evidence sources. The updated baseline information is presented in **Appendix 3** of the full SA Report.

Key Sustainability Issues

- 1.59 A set of key sustainability issues for Burnley Borough was identified during the Scoping stage of the SA and was presented in the July 2012 Scoping Report. In light of comments received during the Scoping consultation (see **Appendix 1** of the full SA Report) and the updated baseline information that has since been collated, a small number of amendments have since been made to the key sustainability issues.
- 1.60 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report (i.e. this SA/SEA report), **Table 5** describes the likely evolution of each key sustainability issue if the new Burnley Local Plan were not to be adopted. It should be noted that in the absence of the new Burnley Local Plan the context provided by the saved policies would be less significant than the policy framework provided by NPPF.

Table 5 Key sustainability issues for the new Burnley Local Plan and likely evolution without the Plan

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
Social Issues	
Relatively high percentage of people travelling to work by public transport, bicycle or on foot (although relative to the proportion of residents that work within 5 km of their workplace, Burnley's performance is worse than elsewhere).	High level of self-containment of the working population is likely to continue; however, policies TM5 (Footpaths within the Urban Boundary), TM7 (Cycling Network), TM8 (Quality Bus Routes) and TM9 (Rail and Railway Stations) in the adopted 2006 Local Plan would still apply and may have an ongoing effect in relation to increasing the levels of people travelling to work by public transport, bicycle or on foot, however the plan would indefinitely become outdated over time. Promoting sustainable transport is an important priority within national policy which would also apply – the NPPF requires development to be designed to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
Lower than average life expectancy, for both sexes, which has declined in recent years contrary to the regional trend.	Policy CF16 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, protects the provision of community health facilities; however it is likely that the life expectancy trend will continue in relation to regional and national averages.
Significant public health problems relating to teenage conception, smoking, alcohol and obesity.	Policy CF16 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, protects the provision of community health facilities; however it is likely that health trends will continue in relation to regional and national averages.
Higher than average number of vacant and unfit properties and a poor	Despite levels of vacant properties reducing slightly in recent years, the higher than average percentage is likely to remain in relation to regional and national averages. The trend in number of unfit properties is also likely to continue in relation to regional and national averages. Policy H9 (Regenerating Urban Areas and Neighbourhoods) of

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
housing mix.	the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may have some ongoing positive effects in relation to improving property conditions in the Borough.
Low average house prices.	The house price trend is likely to continue in relation to regional and national averages with or without implementation of the Local Plan.
Targets for the building of new affordable housing are not being met. This could result in low income families moving into low quality or unfit housing.	Policy H5 (local housing needs) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, requires a 10% affordable housing provision (or special needs housing provision) if the proposed development is for 25 dwellings or more, or of 1 hectare or more in site area. The NPPF also requires local authorities to meet the need for affordable housing on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. However, it is recognised that the reasons for failing to meet current targets are more circumstantial and are not due to a lack of appropriate policy. The likelihood of affordable housing targets continuing to be missed ⁵ will depend on a range of outside factors, particularly wider economic circumstances.
Higher levels of crime, particularly in relation to theft and criminal damage, than the regional and county averages.	Policy GP9 of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, requires all new development to contribute to improved security and crime prevention; however it is likely that crime trends will continue in relation to regional and national averages.
Higher levels of fuel poverty than the national average.	There are no policies within the NPPF, or the adopted 2006 Local Plan which would still apply in the absence of a new Local Plan that would specifically contribute to lowering levels of fuel poverty in the Borough. However, the NPPF and policy GP8 of the 2006 Local Plan, both support greater energy efficiency, which is likely to have a positive effect on energy use and associated costs. The trend is likely to continue in relation to the national average.
The number of people killed or seriously injured in road accidents is not falling, including pedestrians and cyclists. This may act as a deterrent to using more sustainable modes.	Transport policies within the adopted 2006 Burnley Local Plan, which would still apply in the absence of a new Local Plan, and policy BTC8 (movement in Burnley town centre) may help increase road safety in the Borough and encourage more sustainable modes of transport. The NPPF encourages the use of sustainable modes of transport; however there is no consideration of how road safety could influence transport mode choice. The existing planning policy is unlikely to significantly lower the number of people killed or seriously injured in road accidents.
Economic Issues	
Lower rates of economically active people than the regional average.	Economic activity trends are likely to continue. The adopted 2006 Local Plan allocates land for businesses, retail, and leisure (policies EW1 -EW3) and proposes expansions to existing employment sites. As the adopted Local Plan would remain in-place in the absence of a new Local Plan, there may be an on-going impact on levels of economic activity. The NPPF places a strong emphasis on sustainable economic growth, stating up front that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. It also states that in drawing up Local Plans, local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. Therefore, economic activity trends may be worse without implementation of the new Burnley Local Plan, which is required to proactively meet the development needs of business and support an economy fit for the 21st century.
Low 'Gross Value Added' by the manufacturing sector.	The lower than average gross value added by the manufacturing sector is likely to continue in relation to regional and national averages, although as there is currently less reliance on the manufacturing sector than in previous years, this issue may cease to be a key sustainability issue for Burnley in the future.
High levels of deprivation in comparison to other districts.	Deprivation trends are likely to continue in relation to regional and national averages, although policies in the adopted 2006 Local Plan (e.g. policies EW1 -EW3) may have an ongoing positive effect on improving economic deprivation as a result of the provision of new employment land as these policies would still be valid in the absence of a new Local Plan. As above, due to the strong emphasis in the NPPF for the role local plans should play in supporting sustainable economic growth, the trend in high levels of deprivation may actually be worse without implementation of the new Burnley Local Plan.

⁵ As outlined in Nathaniel Lichfield & Partners (2016) Burnley SHMA available at: <http://www.burnley.gov.uk/sites/default/files/Burnley%20SHMA%20Update%20May%202016.PDF>

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
High rates of unemployment compared to the regional average.	Employment trends are likely to continue. The adopted 2006 Local Plan allocates land for businesses, retail, and leisure (policies EW1 -EW3) and proposes expansions to existing employment sites. As the adopted Local Plan would remain in place in the absence of a new Local Plan, there may be an on-going impact on the issue of unemployment. As above, due to the strong emphasis in the NPPF for the role local plans should play in supporting sustainable economic growth, rates of unemployment may be worse without implementation of the new Burnley Local Plan.
Low earnings compared to the rest of the region and the country as a whole.	Trends in income levels are likely to continue in relation to regional and national averages, although the slightly declining reliance on the manufacturing sector that is already being seen may contribute to increasing average earnings.
Lower educational attainment and numbers of people enrolling in further education than the national average.	Trends in educational attainment and enrolment in higher education are likely to continue in relation to regional and national averages.
High reliance on employment in the manufacturing sector, a large proportion of which is low value added.	This trend may not continue as local trends already suggest a slight decline in the reliance on manufacturing sector, with the main sources of employment being within the public administration, education and health sectors (28.3%), and the distribution, hotels and restaurants sectors (25.3%). In addition, modernising and diversifying the local economy is one of the objectives of the adopted 2006 Local Plan, which would still remain in the absence of a new Local Plan.
Environmental Issues	
A relatively high proportion of high Grade Statutory Listed Buildings are on the Buildings at Risk Register, and a number of historic textile mills within the Borough are also considered to be at risk.	Policies E10 (Development affecting Listed Buildings) and E11 (Demolition of Listed Buildings) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may have a positive effect on lowering this trend (i.e. the proportion of listed buildings on the Buildings at Risk Register). The NPPF states that great weight should be given to the conservation of designated heritage assets when considering the impact of a proposed development, and local planning authorities should require any potential applicants to describe the significance of any heritage assets affected. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. This national policy would continue to apply in the absence of a new Local Plan.
Designated habitats of national and international importance are in unfavourable condition.	Policy E1 (Nature Conservation – Internationally and Nationally Important Sites) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, restricts development that would have an adverse effect on the South Pennine Moors, which may help to improve this trend. In addition, the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by following a number of principles including that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. The NPPF also states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. This national policy protection of national and internationally important nature conservation sites would continue to apply in the absence of a new Local Plan.
The number of properties at risk from flooding is increasing because of climate change and historic development on floodplains as well as the legacy of culverted watercourses.	Policy E8 (Development and Flood Risk) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, restricts development that would increase the risk of flooding or would be at risk of flooding itself. The NPPF requires local planning authorities to ensure that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The Sequential Test should be applied in order to steer development away from areas at higher risk of flooding. This national policy would continue to apply in the absence of a new Local Plan, therefore the trend may not continue.
Certain waterbodies are failing to achieve Water Framework Directive targets.	Policy E8 (Waterbodies and Water Courses) of the adopted 2006 Local Plan would still apply in the absence of the new Local Plan. The policy states that proposals adjacent to the Leeds-Liverpool Canal, the Rivers Brun and Calder and other water features will not be permitted where the existing quality, amenity, recreation, nature conservation and wildlife value is adversely affected. The NPPF does not specifically address water quality but seeks to ensure that new developments do not contribute to water pollution. At present the ecological potential of water bodies in the Borough is currently failing to meet the criteria of the Water Framework Directive as per advice from the Environment Agency. The River Calder and River Brun are currently

Key sustainability issues	Likely evolution of the issues without implementation of the new Burnley Local Plan
	considered to be at "moderate ecological status" and the River Don at "poor ecological status". This trend is more likely to continue in the absence of the new Local Plan which offers opportunities to include specific and up to date local level policies relating to water quality.
Lower levels of household waste sent to reuse, recycling and composting than national average.	There are no policies within the National Planning Policy Framework, or the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, that specifically support the recycling of household waste. Whilst not directly related to this issue, the NPPF does support Green Belt provision that would encourage the use of brownfield land and the recycling of derelict and other land for development. Policies GP8 (energy conservation and efficiency), H15 (conversion and re-use for flats and bedsits) and E26 (green belt) of the adopted 2006 Local Plan also encourage recycling materials, buildings and brownfield land for development. The trend for household waste is likely to continue in the absence of the new Local Plan.
A large number of incidences of untidy land occur in the Borough. This can lead to environmental health problems and poor image.	Policies H8 (environmental improvements in existing residential areas), H9 (regenerating urban areas and neighbourhoods) and E33 (vacant and untidy land) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, support the treatment of untidy land and the identification of suitable after-use when demolition or clearance is permitted. However, the trend would be likely to continue in relation to the national average.
There is a deficit in the provision of some types of open space across the Borough, and a surplus in others.	Policies CF3 (Protection of Open Space) and CF7 (Outdoor Recreation) of the adopted 2006 Local Plan, which would still apply in the absence of a new Local Plan, may help provide a more varied and balanced provision of open space across the Borough. The NPPF also sees accessibility to open space as an important contribution to health and well-being, and advises local planning authorities that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it can be clearly shown that the open space is surplus to requirements. This national policy would continue to apply in the absence of a new Local Plan; therefore the deficit may be improved.

Appraisal Methodology

- 1.61 The policy and site allocations within the Proposed Submission of the Burnley Local Plan and any changes made to unallocated reasonable alternative site options since the Preferred Options stage have been appraised against the SA objectives in the SA framework (see **Table 4**) with scores being attributed to each option or policy to indicate its likely sustainability effects on the SA objectives as follows:

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
+	The option or policy is likely to have a positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/-	The option or policy is likely to have a mixture of positive and negative effects on the SA objective(s).

Figure 1 Key to symbols and colour coding used in the SA of the Burnley Local Plan

- 1.62 Where a potential positive or negative effect is uncertain, a question mark has been added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).

- 1.63 The likely effects of policies and site allocations need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of policy or site allocation on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

Assumptions applied during the SA

- 1.64 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of a large number of site options, a detailed set of assumptions for defining minor and significant effects was developed and applied. These assumptions are presented in **Appendix 4** of the full SA Report and were applied mostly through the use of Geographical Information Systems (GIS) data. Separate sets of assumptions were devised for the appraisal of residential, Gypsy and Traveller and employment site options, reflecting the fact that these various types of development could affect some of the SA objectives in different ways. Specific assumptions were not set out in relation to town centre and mixed-use site options, as those options were all slightly different in terms of what type of development the Council indicated could come forward at the sites and therefore it was not possible to devise a consistent set of assumptions with regards to their likely effects. For those types of site options, the assumptions for employment sites were therefore used as a starting point for the appraisal and were adapted as appropriate to take into account the specific types of development proposed (e.g. commercial, retail, leisure etc.)

Data Limitations and Difficulties Encountered

- 1.65 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.
- 1.66 When applying the assumptions (see **Appendix 4** in the full SA Report) to inform the SA of site options, distances were in most cases measured from the nearest point of a site to the nearest point of the feature(s) in question. However, the accessibility assessment that was undertaken by Burnley Borough Council (which informed the appraisal of options against SA objectives 4, 6, 7 and 11) involved measuring distances from the centre of each site option to the features in question. Despite this different approach for SA objectives 4, 6, 7 and 11, distances for all site options were measured in a consistent way for each SA objective so this difference in approach will not have resulted in inconsistencies between the appraisal findings for different site options against the same SA objective.
- 1.67 Data provided by the Council for Local Nature Reserves in 2014 was subsequently found to be inaccurate, and therefore the appraisal of all site options against SA objective 13 were updated to amend this inaccuracy.

Sustainability Appraisal Findings for the Proposed Submission of the Burnley Local Plan

- 1.68 **Chapter 4** of the SA Report presents the SA findings for the policies and site allocations that are set out in the Proposed Submission of the Burnley Local Plan.
- 1.69 The detailed appraisal matrices for the policies are presented in **Appendix 8** and the matrices for the site allocations are presented in **Appendix 9** of the full SA Report. The detailed matrices for unallocated residential sites which have been subject to reappraisal between the Preferred Options and Proposed Submission stages in response to comments made at Preferred Options can be found in **Appendix 5**. The assumptions that were used in the appraisal of the site options are

set out in **Appendix 4**. **Appendix 6** presents an audit trail of the site options that have been considered and explains the Council's reasons for selecting or rejecting each one for inclusion in the Proposed Submission Draft Local Plan. Options the Council no longer considers to be reasonable alternatives sites are shaded grey in the audit trail. For completeness, **Appendix 7** sets out the sustainability appraisal findings for the policy options previously considered.

- 1.70 **Table 6** overleaf presents a summary of the SA scores for the Local Plan Vision and Objectives while **Table 7** presents a summary of the SA scores for all of the policies and proposals set out in the Proposed Submission of the Burnley Local Plan.

Table 6 SA scores for the Local Plan Vision and Objectives

Vision and Local Plan Objectives	SA Objectives																	
	1: Economic performance	2: The Borough's image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geodiversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
Vision	++	++	++	++	++	+/-	+	++	0	++	++	++	+	+	++	++	0	0
LPO 1	++	+	+	++	++	+	+	++	0	+	+	+?	+?	+?	+	++	+	++
LPO 2	+	+	++	+	+	0	0	++	0	0	0	0	?	?	0	0	?	0
LPO 3	++	++	++	++	++	0	0	0	0	0	0	?	?	?	0	0	?	0
LPO 4	+	+	++	++	+	+	+	0	0	+	++	0	0	0	0	+	0	0
LPO 5	0	+	0	0	0	0	+	0	0	+	+	+	++	++	+	+	0	0
LPO 6	0	+	0	0	0	0	+	0	0	+	+	+	+	+	++	0	0	0
LPO 7	0	+	0	0	0	0	+	0	+	0	0	++	0	+	0	0	0	0
LPO 8	0	+	0	0	0	0	+	0	0	0	0	++	0	+	0	0	0	0
LPO 9	++	+	0	++	0	++	0	0	0	0	+	0	?	?	?	++	0	0
LPO 10	+	+	0	0	++	0	0	0	0	0	+	0	0	0	0	0	0	0
LPO 11	0	+	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0

Table 7 Summary of SA scores for the policies and site allocations in the Proposed Submission of the Burnley Local Plan

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
Strategic Policies																		
SP1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP2	+	0	+	+	+	+?	0	++	0	0	0	+/-?	-?	-?	-?	+/-?	-?	0
SP3	++	0	+?	+	++	+	+	0	0	0	0	+/-?	-?	-?	-?	+/-?	-?	0
SP4	++	+	++	+	0	++	+	+	0	+?	+	+/-?	+?	+++	+	++	+	+
SP5	+	++	0	0	0	++	+	+	+	+	+	++	+	++	+	++	++	++
SP6	+	++	0	0	0	+	+	0	0	+	+	++	++	++	+	++	0	0
SP7	0	+	+	0	0	+?	+	0	0	0	+	0	+	++	+	0	+	0
Housing Policies																		
HS1	0	+	+++	0	0	++	++	++	0	0	+	-?	-?	-?	-	-	+	0
HS2	0	+	+?	0	0	0	+	++	0	+	0	0	0	0	0	0	0	+?
HS3	0	+	+	+	0	+	+	++	0	+	0	0	0	+	+	+	0	0
HS4	0	+	0	0	0	0	+	++	+	+	+	+	+	+	++	+	0	+
HS5	0	+	0	0	0	0	+	0	0	0	0	+	0	+	+	0	0	+
HS6	0	0	+	0	0	0	0	+	0	0	0	0	0	+	0	0	+	0
HS7	0	++	0	0	0	++	++	++	0	0	++	--?	-?	0?	+	0	+	0
HS8	0	0	0	+	0	+	+	+/-?	0	+	+	+	+	+	+	0	+	0
HS9	0	0	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0
Employment Policies																		
EMP1	++	+	+	+	+++	+	+	0	0	0	+	--?	-?	-?	-	-	0	0
EMP2	++	0	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0
EMP3	++	+	+?	+?	+	?	0	+?	0	0	+	+	+	+	+	+?	+?	0
EMP4	+	+?	+	+	+	+	+?	+?	0	0	++	+?	+?	+	+	+	+?	0
EMP5	+	+	+	+	+	-?	0	0	0	+	+	+?	-?	+	+/-?	-?	0	0
EMP6	0	+	0	+?	0	0	0	+?	0	0	0	+	+	+	+	0	+	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
EMP7	0	+	0	0	0	0	+	0	0	0	0	+?	+	++	+	0	0	0
Retail and Town Centre Policies																		
TC1	0	0	++	+	+	++	+	0	0	0	++	0	0	0	0	+	0	0
TC2	0	0	++	+	+	++	+	+	0	0	++	+	0	0	0	+	0	0
TC3	0	+	++	+	0	+	0	0	0	+	+	0	0	0	0	+	0	0
TC4	+	++	++?	+	+	++	++	+	0	0	+	--?	-?	0	+	0	+	0
TC5	+	++	+	+	+	+	0	+	0	+	+	++	0	+	0	+	0	0
TC6	+	0	+	0	0	+	+	0	0	+	++	0	0	0	+	+	0	0
TC7	0	+	++	0	0	+/-	++	0	+	0	+	+	0	0	++	+/-	+	0
TC8	0	++	++	0	0	0	+	0	+	0	0	++	0	0	+	0	0	0
Historic Environment Policies																		
HE1	+/-?	+	0	0	0	0	0	0	0	+	0	++	0	+	0	0	0	0
HE2	-?	+	0	-?	0	0	+	-?	0	+	0	++?	+	+	0	0	0	0
HE3	0	+	0	0	0	0	0	0	0	+	0	++	0	+	0	0	0	0
HE4	-?	+	0	-?	0	0	0	-?	0	0	0	++	0	+	0	0	0	0
Natural Environment Policies																		
NE1	-?	+	0	-?	0	0	+	-?	0	0	0	0	++	+	+	+	0	0
NE2	0	+	0	0	0	0	++	0	0	0	++	+	+	+	+	+	0	0
NE3	0	+	0	0	0	0	0	0	0	0	0	+	+	++	+	+	0	0
NE4	0	+	0	0	0	0	0	0	0	0	0	+	++	+	+	+	0	0
NE5	0	0	0	0	0	+	+	0	0	0	0	0	+	0	++	+	0	0
Climate Change Policies																		
CC1	0	0	0	0	0	0	0	0	0	+	0	+	+	++	++	+/-	+	+/-
CC2	0	0	0	0	0	0	0	0	0	0	0	+	0	++	+	++	0	++
CC3	0	0	0	0	0	0	+	0	0	+	0	+	+	++	++	+/-	0	+/-
CC4	0	0	0	0	0	0	+	+	0	0	0	+	+	0	+	++	0	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
CC5	0	0	0	0	0	0	+	0	0	0	+	+	+	+	+	++	0	0
Infrastructure and Connectivity Policies																		
IC1	0	0	0	+	0	++	++	0	0	0	+	0	0	0	+	++	0	0
IC2	0	+	0	+	0	++	+	0	0	0	+	0	0	0	++	+	0	0
IC3	0	0	0	+	0	++/-	+	0	+	0	+	+	0	0	++/-	+/-	0	0
IC4	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	0
IC5	0	0	++	0	0	+	++	0	+	++	++	+	0	0	0	+	0	0
IC6	0	+	0	0	0	0	+	0	0	0	0	+	0	+	+	0	0	0
IC7	0	0	+	0	0	+/-	0	0	+	0	0	+	0	0	+	+/-	0	0
Residential Site Allocations included in Policy HS1																		
HS1/1	0	0	+?	0	0	+	++	++	0	0	++	--?	-?	0	+	0	+	0
HS1/2	0	0	+?	0	0	+	++	++	0	0	++	-?	0?	-?	-	-	0	0
HS1/3	0	0	++	0	0	++	+	++	0	0	++	--?	-?	0	+	0	+	0
HS1/4	0	0	+++?	0	0	+	-	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/5	0	0	++	0	0	-	++	++	0	0	+	-?	-?	0	+	-	+	0
HS1/6	0	++	++	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/7	0	0	+++?	0	0	+	++	+	0	0	++/-	--?	-?	-?	-	-	0	0
HS1/9	0	+	++	0	0	+	+	++	0	0	+	-?	-?	-?	-	-	0	0
HS1/10	0	0	0	0	0	+	++	++	0	0	++	--?	0?	-?	-	-	0	0
HS1/11	0	0	+++?	0	0	+	++	++	0	0	++	-?	0?	0	+	0	+	0
HS1/12	0	++	+++?	0	0	+	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/13	0	0	+?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/14	0	0	+++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	0	0
HS1/15	0	0	0	0	0	+	+	+	0	0	++	-?	-?	0	+	-	0	0
HS1/16	0	++	+++?	0	0	++	++	+	0	0	++	-?	0?	0	+	0	+	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
HS1/17	0	++	++?	0	0	++	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/18	0	++	++?	0	0	++	++	+	0	0	++	-?	-?	--	+	0	+	0
HS1/19	0	0	++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/20	0	0	++	0	0	+	+	+	0	0	++	--?	-?	0	+/-?	0	+	0
HS1/21	0	++	++?	0	0	+	++	+	0	0	++	-?	0?	0	+	0	+	0
HS1/23	0	0	++?	0	0	+	++	+	0	0	+	-?	-?	0	+	0	0	0
HS1/24	0	0	++?	0	0	++	++	++	0	0	++	--?	0?	0	+	0	+	0
HS1/25	0	0	++?	0	0	+	++	+	0	0	++/-	-?	-?	-?	-	-	0	0
HS1/26	0	0	++?	0	0	+	++	+	0	0	++	--?	-?	-?	-	-	0	0
HS1/27	0	0	++?	0	0	++	++	+	0	0	++	-?	-?	0	+	0	+	0
HS1/28	0	+	++?	0	0	+	-	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/29	0	++	++?	0	0	++	++	+	0	0	++	-?	-?	-?	-	-	0	0
HS1/30	0	0	++?	0	0	+	++	+	0	0	++	-?	0?	-?	-	-	0	0
HS1/31	0	0	++	0	0	+	+	+	0	0	++	--?	-?	-?	-/?	-	0	0
HS1/32	0	0	++?	0	0	++	++	+	0	0	++/-	--?	0?	-?	-	-	0	0
HS1/35	0	0	++?	0	0	+	++	+	0	0	++	--?	-?	0	+	0	+	0
HS1/36	0	0	++	0	0	+	+	+	0	0	++	-?	--?	-?	-	-	0	0
HS1/37	0	0	++?	0	0	+	++	+	0	0	++	--?	0?	0	+	0	+	0
HS1/38	0	0	0	0	0	+	+	+	0	0	+	--?	-?	-?	-	-	0	0
Employment Site Allocations included in Policy EMP1																		
EMP1/1	+	0	++?	++?	++?	+	0	0	0	0	+	-?	+	0?	-	-?	0	0
EMP1/2	+	0	+	++?	++?	+	+	0	0	0	+	--?	-?	0	+	0	+	0
EMP1/3	+	++	++?	+	++?	++	+	0	0	0	+	--?	0?	-?	-	-	0	0
EMP1/4	+	0	+	0	++?	0	+	0	0	0	+	-?	0?	-?	-	-	0	0
EMP1/5	++	+	++?	0	++?	0	+	0	0	0	+	-?	-?	-?	-	-	0	0

Policies	1: Economic Performance	2: The Borough's Image	3: Deprivation in urban and rural areas	4: Economic inclusion	5: Healthy labour market	6: Sustainable transport	7: Health	8: Housing	9: Crime	10: Social inclusion	11: Access to services and jobs	12: Built environment	13: Biodiversity and geo-diversity	14: Landscape and local character	15: Environmental quality and amenity	16: Climate change	17: Natural resources and waste	18: Energy efficiency
EMP1/6	+	0	+	0	+	0	+	0	0	0	+	-?	-?	-?	-	-	0	0
EMP1/7	+	+	+++	+	+	++	+	0	0	0	+	--?	0?	0	+	0	+	0
EMP1/8	+	++	+++	+	+	++	+	0	0	0	+	--?	0?	0	+	0	0	0
EMP1/9	+	0	+++	+	+	-	+	0	0	0	+	-?	0?	0	+	0	+	0
EMP1/10	+	0	0	0	+	0	+	0	0	0	+	-?	0?	-?	-	-	0	0
EMP1/11	+	++	+++	+	+	++	+	+	0	0	++	-?	0?	0?	+	0	+	0
EMP1/12	++	0	+	+	+++	+	+	0	0	0	+	-?	-?	-?	-	-	0	0
EMP1/13	+	0	+	+	+	+	+	0	0	0	+	--?	-?	-?	--	-	0	0
EMP1/14	+	++	+++	+	+	-	+	0	0	0	+	--?	-?	0	+	0	+	0

Cumulative and Synergistic Effects

- 1.71 **Table 7** above enables an assessment to be made of the likely significant effects of the emerging Local Plan as a whole on each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. Under each of the SA objectives below, consideration is also given to ways in which the effects of the Local Plan may be mitigated, including through the implementation of other policies within the Local Plan itself.

SA objective 1: To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance

- 1.72 The allocation and protection of approximately 90ha of employment land through policies EMP1: Employment Allocations and SP3: Employment Land Requirement 2012-2032 will help to make Burnley Borough more attractive to investors. This will provide employment opportunities to the benefit of local economic growth and should help to reduce disparities in terms of economic performance. It may also offer good opportunities for diversifying the local economy out of the service sector which currently dominates.
- 1.73 Measures in the Local Plan seeking to improve the sustainable transport network (such as policy IC1: Sustainable Travel) will help to improve access to jobs, particularly for those without a car. In addition, the population growth resulting from the delivery of the housing requirement (through policies HS1: Housing Allocations and SP2: Housing Requirement 2012-2032) will increase the size of the workforce within Burnley, which will help to support and sustain local economic growth.
- 1.74 New employment sites will be developed in accordance with other plan policies relating to standards for design and construction, so it is assumed that they will be high quality, increasing their attractiveness to investors.
- 1.75 There are a small number of historic and natural environment policies that could have a minor negative effect on this objective due to potentially limiting development that could otherwise have adverse effects on the historic or natural environment. However, overall, the Local Plan is likely to have a cumulative **significant positive** effect in relation to SA objective 1: economic performance. This effect is expected to be long-term and permanent.

SA objective 2: To develop and market the Borough's image

- 1.76 The Local Plan makes good provision for protecting the image of the Borough and enhancing the built, natural and historic environment. In particular, policy SP5: Development Quality and Sustainability seeks to improve the Borough's image and promote it as a destination for visitors by requiring that new development is of high quality design which is respectful of existing local character. The particular requirements in the policy that apply to the nature and appearance of development near to key gateways will have especially positive effects on improving the Borough's image. In addition, policy SP6: Green Infrastructure seeks to protect, enhance and provide new elements of green infrastructure in the Borough. As such, it will help to improve the local natural environment and will also help to promote the Borough as an attractive destination for visitors.
- 1.77 Nine of the housing sites allocated through policy HS1: Housing Allocations are expected to have positive effects on this SA objective, seven of which would be significant. This is because these allocated sites are either within very close proximity of a key gateway or are in a defined regeneration area, and so would contribute to improving the quality of the built environment in those areas. The 14 employment sites allocated in policy EMP1: Employment Allocations include four sites that are either within or very close to a key gateway into the Borough, or that are within a defined regeneration area. High quality new employment development in those areas will again have a positive effect on the Borough's image.
- 1.78 Overall, a cumulative **minor positive** effect is likely for SA objective 2: the Borough's image. This effect is expected to be long-term and permanent.

SA objective 3: To reduce deprivation in urban and rural areas

- 1.79 A number of Local Plan policies seek to foster the vitality and viability of local centres. Policy TC1: Retail Hierarchy seeks to focus retail development within the larger centres of Burnley (i.e. Burnley and Padiham). The provision of retail development within town centres in favour of out of town locations is expected to help improve the vitality and viability of these areas and will also help to create employment opportunities in areas which are accessible to most people.
- 1.80 Most of the housing sites allocated through policy HS1: Housing Allocations are expected to have significant positive effects on this SA objective either because they are either within or very close to a Decile 1 IMD area, where new development could contribute to reducing deprivation, or because they are within close proximity of a town centre or rural settlement where businesses would be supported by new housing development.
- 1.81 Overall, a **minor positive** cumulative effect is likely for SA objective 3: deprivation in urban areas. This effect is expected to be long-term and permanent.

SA objective 4: To secure economic inclusion

- 1.82 The Local Plan provides for the development of 90 hectares of employment land to meet local needs (through policies EMP1: Employment Allocations and SP3: Employment Land Requirement 2012-2032) and to ensure that there are jobs available to meet the needs of the growing population. Policy SP4: Development Strategy focuses most development in the larger urban centres and within the identified development boundaries. As such, most new employment development is likely to be provided in areas where access to sustainable transport links is best and jobs will be accessible for most people. That policy also provides a hierarchy of development limiting development within smaller settlements. The allocation of this employment land, and the measures in the Local Plan to safeguard existing sites (policy EMP2: Protected Employment Sites), should result in the delivery of jobs to meet the needs of the growing population.
- 1.83 There are a small number of historic and natural environment policies that could have a minor negative effect on this objective due to potentially limiting development that could otherwise have adverse effects on the historic or natural environment. However, overall, the Local Plan is likely to have a cumulative **significant positive** effect in relation to SA objective 4: Economic inclusion. This effect is expected to be long-term and permanent.

SA objective 5: To develop and maintain a healthy labour market

- 1.84 The Local Plan goes some way towards addressing the skills gap and increasing levels of participation and attainment in education. The scale of residential development proposed through the Local Plan could result in increased pressure on existing schools and colleges if provision was not made to meet the increased demand for school places. However, the Local Plan makes good provision for community facilities to meet the population's needs which is taken to also include educational facilities. The measures in the Plan relating to improvements to the sustainable transport network will help to ensure that more people are able to travel to schools and colleges by means other than car.
- 1.85 The provision of 90ha of employment land over the plan period as set out in policy SP3: Employment Land Requirement 2012-2032 (with sites being allocated through policy EMP1: Employment Allocations) is likely to encourage a higher number of businesses to invest in the Borough, which would result in an increase in the number of local employment opportunities in the Borough. These jobs may have associated opportunities for work-based learning and skills development.
- 1.86 Although a number of the site allocations and policies are unlikely to affect this objective, overall a cumulative **minor positive** effect is likely in relation to SA objective 5: healthy labour market. This effect is expected to be long-term and permanent.

SA objective 6: To reduce the need to travel and increase the use of sustainable transport modes

- 1.87 While the scale of development proposed through the Local Plan will inevitably result in an increase in traffic, the Local Plan makes good provision for improvements to the sustainable transport network, particularly through policy IC1: Sustainable Travel and it requires new

development to be located in areas which are well served by walking and cycling infrastructure and public transport. In addition, Policy SP4: Development Strategy limits large scale development at the more rural locations of the Borough and aims to focus development in the main urban areas which will reduce the requirements for many residents to travel by car given that new development is more likely to be in close proximity to sustainable transport links and existing facilities and services in more developed locations.

- 1.88 Most of the housing sites allocated in policy HS1: Housing Allocations would have at least minor positive effects on sustainable transport as they are within 400m of a bus stop and/or 800m of a railway station which could be used by residents for commuting to work and accessing services and facilities. In addition, policy HS1: Housing Allocations makes specific reference to requiring improved walking and cycle links at some of the allocated sites. Four of the 14 employment sites allocated in policy EMP1: Employment Allocations would have significant positive effects on this objective as they would offer particularly good opportunities for people to commute via bus, rail or cycling/walking.
- 1.89 Overall a cumulative **significant positive** effect is likely in relation to SA objective 6: Sustainable transport. This effect is expected to be long-term and permanent.

SA objective 7: To improve physical and mental health and reduce health inequalities

- 1.90 The Local Plan proposes improvements to the walking and cycle network which will help to improve levels of day-to-day activity, benefitting health. Increased walking and cycling may also be facilitated by the location of most development in urban areas where journey times to access jobs, services and facilities are likely to be shorter (through policy SP4: Development Strategy).
- 1.91 The protection and enhancement of open space and green infrastructure through policies NE2: Protected Open Space and SP6: Green Infrastructure in particular will also encourage and enable more people to engage in active recreation which will benefit health. In addition, most of the allocated housing sites included in policy HS1: Housing Allocations would have significant positive effects on health as they provide access to an existing GP surgery and are within 400m of a cycle route which could be used by new residents. Jointly, this would have benefits for promoting healthy lifestyles. Almost all of the employment sites allocated in policy EMP1: Employment Allocations would have minor positive effects on health. While employment site allocations would generally not have significant effects on this objective, most of the allocated sites offer opportunities to commute via bicycle or on foot which would benefit health and for a number of the sites, policy EMP1 specifies that new links would be provided as part of the development.
- 1.92 While the population growth that will result from the residential development proposed through the Local Plan could put pressure on healthcare facilities such as existing GP surgeries, provision is made through the Plan for improvements to community facilities to support the new development (e.g. policy IC5: Protection and Provision of Social and Community Infrastructure). While healthcare services are not always referred to specifically, this is taken to be included within community facilities.
- 1.93 Overall a cumulative **minor positive** effect is likely in relation to SA objective 7: health. This effect is expected to be long-term and permanent.

SA objective 8: To improve access to a range of good quality, resource efficient and affordable housing

- 1.94 The Local Plan makes provision for the development of at least 4,180 new homes between 2012 and 2031 to meet the objectively assessed housing need for the Borough and allocates 34 new residential sites through policy HS1: Housing Allocations. Policy HS2: Affordable Housing Provision relates specifically to the provision of good quality affordable housing in the Borough. A range of measures are set out through which the Council will support the provision of affordable housing, and affordable housing will be required on all housing developments over a certain threshold. In addition, policy HS3: Housing Density and Mix sets out criteria that will ensure that housing developed as a result of other Local Plan policies is appropriate for meeting local needs.
- 1.95 Despite a number of negligible effects and a small number of historic and natural environment policies that could have a minor negative effect on this objective (due to potentially limiting housing development that could otherwise have adverse effects on the historic or natural

environment) overall, a cumulative **significant positive** effect is likely in relation to SA objective 8: housing. This effect is expected to be long-term and permanent.

SA objective 9: To reduce crime, disorder and the fear of crime

- 1.96 Almost all of the policies in the Local Plan will not have a direct effect on this objective, although policy HS4: Housing Developments requires that the design of new housing should be in line with policy SP5: Development Quality and Sustainability, which states that buildings should be designed with safety and security of occupants and passers-by in mind, helping to reduce crime and the fear of crime through natural surveillance.
- 1.97 In general this SA objective will be affected by the design and layout of new development (e.g. the incorporation of lighting) which will not be detailed until the planning application stage, hence the sites allocated under policies HS1: Housing Allocations and EMP1: Employment Allocations will all have negligible effects on this objective.
- 1.98 Overall a cumulative **negligible** effect is likely in relation to SA objective 9: Crime.

SA objective 10: To increase social inclusion

- 1.99 The measures included in the Local Plan to provide employment land and increase economic growth (as described under SA objective 4 above) will help to reduce social exclusion by increasing the range and quality of available jobs. This will in turn help to address social deprivation. As described under SA objective 5 above, the Local Plan also makes good provision for affordable housing delivery which will further address this objective.
- 1.100 Although the majority of policies and site allocations would have a negligible effect, overall a cumulative **minor positive** effect is likely in relation to SA objective 10: social inclusion. This effect is expected to be long-term and permanent.

SA objective 11: To improve access to services, amenities and jobs for all groups

- 1.101 The Local Plan makes good provision for improving access to services, particularly through policy IC5: Protection and Provision of Social and Community Infrastructure which directly addresses accessibility and the provision of social and community infrastructure in the Borough, and requires such facilities to be provided where new development will increase demand. Replacement facilities are also to be provided nearby if an existing facility is lost. The policy also requires new facilities to be provided at locations which are accessible by walking, cycling and public transport. These measures should mean that the housing growth proposed through the Local Plan will not place undue strain on existing services and facilities.
- 1.102 In addition, policy TC2: Development within Burnley and Padiham Town Centres would result in the majority of retail development and other main town centre uses being focused within the more developed areas of the Borough which are expected to be accessible to most residents, including by public transport. This is expected to include employment opportunities as well as essential services and facilities.
- 1.103 The majority of residential sites allocated through policy HS1: Housing Allocations are likely to have significant positive effects on this objective as they are within close proximity of a range of community services and facilities as well as being within reasonable public transport travel time of key Borough services. While a small number of sites would result in the loss of existing publicly accessible green space, this is the case for only four of the 34 allocated sites. The majority of employment sites allocated through policy EMP1: Employment Allocations are also likely to have minor positive effects because they are within walking distance of existing housing development, so residents there could easily access the jobs created.
- 1.104 Overall a cumulative **significant positive** effect is likely in relation to SA objective 11: Access to services and jobs. This effect is expected to be long-term and permanent.

SA objective 12: To protect and enhance the built environment and cultural heritage, including archaeological assets

- 1.105 The scale of housing and employment development proposed through the Local Plan could adversely affect heritage assets and their settings. A number of the allocated sites are within

very close proximity of designated heritage assets sites meaning that the setting of these heritage assets could be significantly affected. However, the effects of new development on cultural heritage and the wider built environment are to some extent uncertain until detailed proposals for particular sites come forward and the exact scale, design and layout of the new development is known. Opportunities may also exist for developments to enhance the setting of nearby heritage features, particularly where high quality new development would replace an existing derelict site.

- 1.106 The Local Plan makes good provision for the protection and enhancement of cultural heritage assets through policies specifically addressing this issue, in particular policy HE1: Identifying and Protecting Burnley's Historic Environment, the purpose of which is to protect, enhance and raise awareness of the historic environment within the Borough, and policy HE2: Designated Heritage Assets which seeks to prevent substantial harm or loss of designated heritage assets including their setting.
- 1.107 Overall a cumulative **mixed (minor positive and significant negative)** effect is likely in relation to SA objective 12: built environment although this is currently uncertain. Effects on this objective are expected to be long-term and permanent.

SA objective 13: To protect and enhance the Borough's biodiversity and geo-diversity

- 1.108 The scale of development proposed through the Local Plan could affect biodiversity and geodiversity, particularly because a lot of the development is proposed on greenfield sites (although it is recognised that brownfield sites can still harbour valuable biodiversity). The development of greenfield land could result in the loss of valuable habitat and disturbance to species, particularly during the construction phase. In addition, a large number of residential and employment sites, as allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations, are likely to have negative effects on biodiversity and geodiversity due to their close proximity to designated nature conservation sites and potential for causing disturbance, habitat loss and fragmentation.
- 1.109 The Habitats Regulations Appraisal identified in-combination effects on the South Pennine Moors Phase 2 SPA from housing site allocations and policies through potential offsite habitat loss, offsite noise, vibration and light disturbance and increased recreational pressure. In-combination effects of increased recreational pressure was also identified as a potential impact on the South Pennine Moors SAC as a result of population increase within Burnley Borough.
- 1.110 In addition, the effects of new development on Burnley's biodiversity and geodiversity are to some extent uncertain until detailed proposals for particular sites come forward at the planning application stage. It may even be possible to incorporate biodiversity enhancements into new developments, for example through the provision of green infrastructure.
- 1.111 Despite these potential negative effects, the Local Plan does make good provision for the protection and enhancement of biodiversity and geodiversity, particularly through policy NE1: Biodiversity and Ecological Networks, the primary aim of which is to protect biodiversity in the Borough including at designated sites, while ensuring that any impacts are mitigated or compensatory measures are implemented. A number of other policies in the Local Plan also make reference to the protection of biodiversity and the measures seeking to improve green infrastructure in the Borough (particularly policy SP6: Green Infrastructure), which will benefit habitat creation and improve connectivity.
- 1.112 Overall a cumulative **mixed (minor positive and significant negative)** effect is likely in relation to SA objective 13: Biodiversity and geodiversity although this is currently uncertain. Effects on this objective could be either permanent or temporary, depending on whether they occur as a result of construction or during the operational phase of development.

SA objective 14: To protect and enhance the Borough's landscape and local character

- 1.113 The development of 4,180 new homes in the Borough (as set out in policy SP2: Housing Requirement 2012-2032) and 90ha of employment land (as proposed in policy SP3: Employment Land Requirement 2012-2032) would involve the development of a large total area of greenfield land which could be to the detriment of the local landscape character. A large number of the residential and employment sites allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are on greenfield land. However, the effects of new development on the

landscape are largely uncertain at this stage as they will depend on factors such as the design of new development which will not be known until the planning application stage.

- 1.114 The Local Plan does make provision for enhancing and protecting the landscape character of the Borough through appropriate design, the incorporation of screening and landscaping of development proposals, in particular through policies NE5: Landscape Character and SP5: Development Quality and Sustainability.
- 1.115 Overall, a cumulative **mixed (minor positive and significant negative)** effect is likely for SA objective 14: landscape and local character although this is currently uncertain. Effects on this objective are expected to be long-term and permanent.

SA objective 15: To protect and improve environmental quality and amenity

- 1.116 The Local Plan proposes large amount of residential and employment development which may affect the amenity of existing residents, particularly in terms of traffic or disturbance during the construction phase. In addition, approximately half of the residential sites allocated through policy HS1: Housing Allocations are on greenfield land which could result in the loss of high quality agricultural soils, although it is noted that most are not within Grade 3 agricultural land (the highest quality land within Burnley Borough). Likewise, most of the employment sites allocated through policy EMP1: Employment Allocations are on greenfield land where new development would lead to the loss of soils, but again the majority of the allocated sites are not in areas of high quality agricultural land.
- 1.117 The Local Plan does include some mitigation for the potential effects of new development on environmental quality and amenity. In particular, policy NE5: Environmental Protection specifically relates to environmental protection and seeks to ensure that development does not have adverse effects on air quality, light, noise and water quality and that contaminated land is fully remediated prior to development.
- 1.118 Overall, a cumulative **mixed effect (minor positive and minor negative)** is likely for SA objective 15: environmental quality and amenity. Effects on this SA objective could be either permanent or temporary depending on whether they relate to amenity impacts during construction, or more permanent impacts such as the loss of high quality soils.

SA objective 16: To mitigate and adapt to climate change

- 1.119 Policies in the Local Plan require new development to be located in areas of low flood risk and to respond and adapt to climate change through the management of flooding i.e. through SuDs, in particular policies CC4: Development and Flood Risk and CC5: Surface Water Management and Sustainable Drainage Systems (SUDs). However, many of the residential and employment sites allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are on greenfield land (which would lead to a reduction in the amount of permeable land in the Borough) or are on brownfield land within high flood risk areas. However, most of the development sites allocated through the Local Plan are outside of areas of high flood risk.
- 1.120 The scale of development proposed through the Local Plan will inevitably result in an increase in greenhouse gas emissions from built development but this will depend to some extent on the design of development which cannot be determined at this stage. In terms of emissions from vehicle traffic, the Local Plan makes good provision for improvements to the sustainable transport network, and requires new development to be located in areas which are well served by walking and cycling infrastructure and public transport particularly through policy IC1: Sustainable Travel. In addition, Policy SP4: Development Strategy limits large scale development at the more rural locations of the Borough and aims to focus development in the main urban areas, which will reduce the requirements for many residents to travel by car given that new development is more likely to be in close proximity of sustainable transport links and existing facilities and services in more developed locations. However, there will inevitably be an increase in overall traffic within the Borough as a result of the growth proposed.
- 1.121 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to SA objective 16: climate change. Effects on this objective are expected to be long-term and permanent.

SA objective 17: To ensure the prudent use of natural resources and the sustainable management of waste

- 1.122 The scale of new development proposed through the Local Plan will inevitably result in an increase in overall waste generation, but not on a per capita basis. Levels of recycling will be determined largely by the behaviour of individuals; however policy SP5: Development Quality and Sustainability encourages design measures in new developments, which are likely to reduce requirements for excessive resource consumption, including support for the appropriate re-use of existing materials already on site during the construction phase. Many of the development sites that are allocated through policies HS1: Housing Allocations and EMP1: Employment Allocations are located on greenfield land and so there will be limited opportunities to reuse materials onsite, however there are also a number of sites allocated on brownfield land where these opportunities may exist.
- 1.123 Overall a cumulative **mixed (minor positive and minor negative)** effect is likely in relation to SA objective 17: Natural Resources and Waste. Effects on this objective are expected to be long-term and permanent.

SA objective 18: To increase energy efficiency

- 1.124 Policies in the Local Plan require new development to meet high standards of energy efficiency and encourage developments to make use of on-site energy supplies from renewable and low carbon energy sources and to incorporate measures to minimise energy consumption, in particular policy SP5: Development Quality and Sustainability. The provision of renewable energy development, in particular wind, is supported through policies CC2: Suitable Areas for Wind Energy Development and CC3: Wind Energy Development.
- 1.125 The effects that individual development sites allocated in the Local Plan will have on energy efficiency cannot be determined at this stage and will instead be determined by factors such as the design of development and building regulation standards.
- 1.126 Overall, a cumulative **minor positive** effect is likely for SA objective 18: Energy efficiency. Effects on this objective are expected to be long-term and permanent.

Mitigation and Recommendations

- 1.127 **Table 8** identifies the policies that are expected to provide mitigation for the potential significant negative effects identified for the Proposed Submission document. Note that only those SA objectives for which potential significant negative effects were identified have been included in the table. Fourteen out of the 18 SA objectives are unlikely to be negatively affected (at a significant level) by the policies or site allocations in the Proposed Submission of the Burnley Local Plan.

Table 8 Possible mitigation for potential negative effects identified

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
12: Built Environment	Proximity of proposed sites to designated heritage assets	<p>Policy HE1: Identifying and protecting Burnley’s Historic Environment seeks to protect, enhance and promote the elements that contribute to the distinct identity of the borough.</p> <p>Policy HE2: Designated Heritage Assets states that proposals affecting designated heritage assets and or their settings will be assessed in order to identify harm.</p> <p>Policy HE4: Scheduled Monuments and Archaeological Assets provides for the protection of Scheduled Monuments or other archaeological assets and their settings through the requirement for an assessment of significance and impact to accompany a proposal.</p>

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
		<p>The site specific policies under Policy EMP1:</p> <p>EMP1/2: makes provision for a landscaping scheme and retention of established trees and shrubs adjacent to the Leeds and Liverpool Canal.</p> <p>EMP1/3: makes provision for retention of existing trees and shrubs.</p> <p>EMP1/7: requires a building of landmark quality at the west of the site and conservation of the heritage assets adjacent to the site.</p> <p>EMP1/8: requires high quality architecture and design reflecting the character and appearance of the surrounding listed buildings and conservation area.</p> <p>EMP1/13: requires a landscaping scheme including retention of existing trees and new screening planting.</p> <p>EMP14: requires an appropriate hard and soft landscaping scheme providing adequate screening and appropriate boundary treatment.</p> <p>TC4: requires high quality, locally distinctive materials.</p> <p>Site specific policies under policy HS1:</p> <p>HS1/1: requires a scheme of the highest quality.</p> <p>HS1/3: requires appropriate landscaping and boundary treatment.</p> <p>HS1/4: requires a scheme of the highest quality. The supporting information notes the need to retain and sensitively incorporate a listed feature into the development scheme.</p> <p>HS1/7: requires a scheme of the highest quality.</p> <p>HS1/10: requires a scheme of the highest quality and appropriate landscaping and boundary treatment. The supporting information also notes the potential for below ground archaeology and the requirement for a desk top archaeological assessment.</p> <p>HS1/17 does not include any specific design references.</p> <p>HS1/20: requires a scheme of the highest quality. The supporting information notes the proximity to the Conservation Area.</p> <p>HS1/24: does not include any specific design references.</p> <p>HS1/26: requires a scheme of the highest quality. The supporting information notes the proximity to a registered park and garden and the need to consider impact on setting.</p> <p>HS1/31: requires a scheme of the highest quality. The supporting information notes the proximity to the conservation area.</p> <p>HS1/32: requires a scheme of the highest quality.</p> <p>HS1/35: does not include any specific design references to reflect the proximity to the listed building.</p> <p>HS1/37: does not include any relevant references to reflect the proximity to the listed buildings.</p> <p>HS1/38: requires a scheme of the highest quality.</p>
13: Biodiversity and geodiversity	Proximity of proposed sites to designated nature or geological conservation sites	<p>Policy NE1: Biodiversity and Ecological Assets requires the protection and enhancement of biodiversity including for sites of national and international importance.</p> <p>HS1/36: requires appropriate landscaping and boundary treatment and that new planting on the site to accord with Policy NE3.</p>
14: Landscape and local character	Site allocation within the Green	Policy NE3: Landscape Character supports the sensitive location and design of new development, including the integration of key

SA objectives for which potential negative effects have been identified	Negative effects identified	Local Plan policies providing possible mitigation
	Belt	landscape features, appropriate landscaping and consideration of key views. HS1/18: outline planning permission has been granted for the site. The policy discusses appropriate screening in relation to the adjacent M65 and primary and nursery school.
15: Environmental quality and amenity	One site allocation results in loss of grade 3 agricultural land	None of the policies provide mitigation for the loss of grade 3 agricultural land.

1.128 The policies identified in Table 8 provide mitigation for the significant negative effects identified. In relation to potential negative effects on the built environment and cultural heritage a small number of site specific policies (HS1/24, HS1/35 and HS1/37) do not make specific provision in relation to the nearby designated heritage assets. Although the overarching historic environment policies provide mitigation, the site specific policies could be amended to ensure recognition of the site specific issues identified.

Monitoring

1.129 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. **Table 9** sets out a number of suggested indicators for monitoring the potential significant (positive and negative) sustainability effects of implementing the Burnley Local Plan.

Table 9 Proposed Monitoring Framework for Burnley's Local Plan

SA objectives	Proposed monitoring indicators
1. To exploit the growth potential of business sectors and reduce disparities between local and sub-regional economic performance	<ul style="list-style-type: none"> Amount of new employment land delivered. Claimant count (includes Jobseekers Allowance and some Universal Credit claimants. Source: Office for National Statistics – Claimant count by unitary and local authority)
2. To develop and market the Borough's image	<ul style="list-style-type: none"> Number of visitors to the Borough. Estimated amount of income from tourism. No. and % of vacancies of commercial properties within the Primary and Secondary frontages
3. To reduce deprivation in urban and rural areas	<ul style="list-style-type: none"> Amount of town centre vacant floorspace. No. of A1 premises lost to other uses in Primary Frontages. No and % A1 retail units in Secondary Frontages. Town centre footfall.
4. To secure economic inclusion	<ul style="list-style-type: none"> Percentage of people living in fuel poverty. Number of new business start-ups. Claimant count (includes Jobseekers Allowance and some Universal Credit claimants. Source: Office for National Statistics – Claimant count by unitary and local authority) Affordable home completions. Average (mean) house prices.
5. To develop and maintain a healthy labour market	<ul style="list-style-type: none"> Number of new education facilities.

SA objectives	Proposed monitoring indicators
	<ul style="list-style-type: none"> Qualifications of the working age population.
6. To reduce the need to travel and increase the use of sustainable transport modes	<ul style="list-style-type: none"> Method of travel to work. Railway station footfall. Bus patronage levels. Number of Travel Plans implemented with new development. Road Casualties: overall Road Casualties: people killed or seriously injured Road Casualties: children killed or seriously injured
7. To improve physical and mental health and reduce health inequalities	<ul style="list-style-type: none"> Method of travel to work. Life expectancy. Number of new healthcare facilities provided. Infant mortality rates. Obesity rates. Number of people living with a disability. Percentage of people regularly participating in sport. National standards such as 'Green Flag' for parks and open spaces.
8. To improve access to a range of good quality, resource efficient and affordable housing	<ul style="list-style-type: none"> Affordable housing completions. Affordability ratios Number of people in housing need. Annual housing completions – total houses built, types, sizes and tenures. Total vacant dwellings. Total number of Gypsy and Traveller pitches available. New pitches and plots approved and provided per annum (allocations & windfall development) Number of statutory homeless people. Number or proportion of local authority homes falling below Decent Homes Standards.
9. To reduce crime, disorder and the fear of crime	<ul style="list-style-type: none"> Crime – notifiable offences recorded by the police (district level). Street level crime data.
10. To increase social inclusion	<ul style="list-style-type: none"> Indices of multiple deprivation Amount of new and loss of community facilities (sqm).
11. To improve access to services, amenities and jobs for all groups	<ul style="list-style-type: none"> Amount of new and loss of community facilities (sqm). Amount of vacant town centre floorspace. Amount of indoor sports facilities, playing pitches and publicly accessible green spaces. Amount of new residential development within 1200m of key local services. Amount of new residential development within 30 minutes public transport time of key borough services.
12. To protect and enhance the built environment and cultural heritage, including archaeological assets	<ul style="list-style-type: none"> Number of entries on the Heritage at Risk Register. Number of Conservation Areas with character appraisals. Number of buildings on the local list demolished.
13. To protect and enhance the Borough's biodiversity and geo-diversity	<ul style="list-style-type: none"> Amount of greenfield land lost to development. Quality and condition of SSSIs. Area of SSSIs in adverse condition as a result of development Number of planning approvals with conditions to ensure works to

SA objectives	Proposed monitoring indicators
	<p>manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest</p> <ul style="list-style-type: none"> • Number of Biological Heritage Sites • Number of Biological Heritage Sites in Positive Management • BAP habitat - created/ managed via planning obligations
14.To protect and enhance the Borough's landscape and local character	<ul style="list-style-type: none"> • Percentage of new development taking place on brownfield land. • Use of Natural England's 'ANGSt' standards for green space.
15.To protect and improve environmental quality and amenity	<ul style="list-style-type: none"> • Percentage of residential development completions on previously developed and greenfield land per annum. • Number of watercourses failing to meet WFD quality targets. • Number of Air Quality Management Areas declared. • Number of noise related complaints submitted to the Council.
16.To mitigate and adapt to climate change	<ul style="list-style-type: none"> • Greenhouse Emissions Per Capita by Local Authority (CO2) Number of flood incidences. • Number of properties built in areas of flood zones 3. • Number of planning permissions granted contrary to EA advice. • % of new major housing developments approved incorporating SUDS • Number of people using cars to travel to work.
17.To ensure the prudent use of natural resources and the sustainable management of waste.	<ul style="list-style-type: none"> • Proportion of household waste recycled. • Amount of commercial waste recycled. • Amount of waste sent to landfill.
18.To increase energy efficiency	<ul style="list-style-type: none"> • % of electricity consumption met by renewable energy in the Borough • Installed renewable energy capacity through the planning system

Conclusions

- 1.130 The proposed site allocations and policies as set out in Proposed Submission of the Burnley Local Plan have been subject to a detailed appraisal against the SA objectives which were developed at the Scoping stage of the SA process in this SA report.
- 1.131 A key consideration for Burnley's Local Plan is the need to achieve a balance between the aim to achieve regeneration and economic growth in the Borough, and the need to protect and enhance the valuable natural and historic environment. The Proposed Submission of the Burnley Local Plan proposes a large amount of housing, employment and other development across Burnley to meet the future requirements of the Borough; therefore the SA has identified the potential for negative effects on many of the environmental objectives including biodiversity, cultural heritage and the landscape, although recognises that there may also be opportunities for the new development to help deliver enhancement of biodiversity and heritage assets through creation of new green infrastructure or improving derelict sites and the historic environment. However, the Local Plan also includes a wide range of development management-style policies, aiming to protect and enhance the economic, social and environmental conditions of the Borough. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed.

Next steps

- 1.132 The SA Report and this Non-Technical Summary will be published for consultation alongside the Local Plan Proposed Submission Draft between March and April 2017.
- 1.133 Following this consultation the Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Proposed Submission

of the Burnley Local Plan arising out of this process may require SA, which will be consulted upon as necessary.

LUC
March 2017

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Draft Burnley Infrastructure Delivery Plan
March 2017
Version 1



Burnley Borough Council:

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1. Introduction

1.1 This Infrastructure Delivery Plan (IDP) forms part of the evidence base for the Burnley Local Plan. The Burnley Local Plan will provide the statutory planning framework covering the whole borough to 2032.

1.2 This IDP should be read in conjunction with the Baseline IDP, developed as part of the Local Plan Issues & Options in 2014.



1.3 The IDP has been prepared in collaboration with a range of partners responsible for delivering infrastructure to support planned growth.

Purpose of the Document

1.4 The Council is required to evidence that the policies and proposals in the Local Plan are deliverable and contribute towards the achievement of sustainable development. This IDP identifies as far as possible the currently planned infrastructure provision across the borough and the associated infrastructure required to deliver the Local Plan. The document is not intended to provide a prescribed implementation plan for the provision of infrastructure with confirmed funding and delivery timetables. It does however, provide evidence that the Council has prepared the Local Plan within an understanding of the implications for infrastructure. It is necessary to balance infrastructure requirements with the need to ensure that developments remain viable.

1.5 Although the IDP seeks to identify the key infrastructure items which are required to meet the growth set out in the Local Plan, it does not capture every project being planned by each Council service or external provider. The IDP recognises there are numerous other plans and strategies which provide more detail on what, how and when those services are to be delivered and as the IDP is inherently a 'living' document in the sense that the infrastructure requirements will change over time as new or improved infrastructure is provided or facilities are lost and technological advances or social and national policy changes require new forms of infrastructure or alternative methods of provision.

National Planning Policy Context

1.6 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to produce Local Plans that are supported by a proportionate evidence base. The NPPF requires LPAs to consider the quality and capacity of existing infrastructure to support future growth.

1.7 The NPPF, paragraph 162 states “Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas”

1.8 The NPPF also states that for good infrastructure planning the local planning authority should work collaboratively with private sector bodies and utility and infrastructure providers. As both part of the consultation process of the Local Plan and through ongoing engagement, including to satisfy the duty to cooperate, infrastructure providers have been consulted upon the scale and location of development in the Local Plan and this has in turn informed the development of this IDP.

1.9 In addition to the Local Plan consultation, infrastructure providers have been consulted on the Baseline IDP in 2014 and the Council has been in dialogue either through emails or meetings during the development of the IDP.

1.10 This document identifies a range of infrastructure requirements that may arise through the delivery of the Local Plan, indicates the broad costs of projects where known and identifies delivery partners and sources of funding. The document closely balances the need to ensure that developments remain viable whilst providing infrastructure to support development, in line with paragraph 173 of the NPPF.

1.11 In addition to the NPPF, National Planning Policy Guidance (NPPG) states that “the Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development.” This IDP has identified the required infrastructure for the first five years of the plan along with some infrastructure further into the plan period. However, as this is a living document it will be updated on a regular basis.

1.12 The NPPG also states that “where the deliverability of critical infrastructure is uncertain then the plan should address the consequences of this, including possible contingency arrangements and alternative strategies.”

Infrastructure and Infrastructure Providers

1.13 In the context of a Local Plan, the scope of the definition for infrastructure is wide-ranging and includes a broad range of physical and non-physical infrastructure to help support sustainable communities.

1.14 The types of infrastructure included are:

- Highway Network
- Public Transport Networks
- Public Rights of Way

- Utilities - including Electricity and Gas
- Health Care - including GPs, Dentists, and hospitals.

- Telecommunications and Digital Connections
- Emergency Services

- Primary and Secondary Schools
- Further and Higher Education
- Community and Village Halls

- Water Supply and Waste Water management
- Indoor and Outdoor Sports Facilities
- Public Open Space
- Cemeteries
- Other Green Infrastructure

- Flood Defences
- Waste Management facilities

1.15 There are a number of bodies responsible for Infrastructure provision in the borough including, but not limited to:

- Lancashire County Council
- Burnley Borough Council
- Highways England
- Network Rail
- Northern Rail
- Transdev
- Environment Agency
- United Utilities
- National Grid
- Electricity North West
- Telecommunication providers/BT
- NHS England
- East Lancashire Clinical Commissioning Group
- Lancashire Constabulary
- Lancashire Fire and Rescue Service
- North West Ambulance Service
- Royal Mail

1.16 Some services that are critical to supporting sustainable communities, such as local convenience shops and post offices are outside of the scope of this IDP. As commercial operations without statutory responsibilities it is not possible to plan for their provision, although their provision will influence the Local Plan Strategy.

1.17 The Infrastructure Delivery Schedule in Appendix 1 includes a list of specific projects and schemes that will be required to deliver the proposed growth and specific proposals in the Plan.

1.18 Where there are current known requirements for off-site infrastructure to support the specific proposals in the Plan these are identified in the IDP. Further infrastructure may be required over time or as the detail of schemes is developed, and for windfall development proposals, the infrastructure requirements and any contributions required will need to be assessed as schemes are

drawn up. Infrastructure can be provided directly by infrastructure providers, by developers, or planning contributions can be used to deliver or contribute to on or off-site new or improved infrastructure through Section 106 contributions and/or the Community Infrastructure Levy (CIL) should the Council introduce it.

2. Transport Infrastructure

Local Transport Plan

2.1 Lancashire County Council is responsible for transport planning in Burnley. Lancashire County Council's Local Transport Plan 2011 to 2021 was adopted in May 2011 and sets out the County Council's strategic objectives on transport. Unlike previous iterations it did not include a detailed programme of projects due to uncertainties about funding at that time.

2.2 In 2013, Transport for Lancashire (TfL), was established and is the local transport body for the Lancashire Enterprise Partnership and is a joint partnership of the three upper tier transport authorities in Lancashire i.e. Lancashire County Council, Blackburn with Darwen and Blackpool Councils. TfL has announced a number of schemes to be delivered by 2024/25 using funding already secured from Government. This included £2.8m towards an estimated £3.2m total cost of vital maintenance to the Centenary Way viaduct which carries the A682 road through the centre of Burnley. This project was completed in 2016.

2.3 In 2014, Lancashire County Council produced and adopted the East Lancashire Highways and Transport Masterplan which set out a clear transport vision to provide the required infrastructure over the coming years.

2.4 The Masterplan is part of a suite of Transport Masterplans covering the County of Lancashire used by TfL to prioritise transport investment and access necessary funding.

2.5 The East Lancashire Highways & Transport Masterplan identified connectivity issues within and outside East Lancashire and made recommendations on how to address problems to support housing and economic growth, including:

- Improving rail connections between East Lancashire and the growth areas of Preston and Central Lancashire, Manchester and Leeds.
- Measures to reduce congestion and improve connectivity in the key M65 and M66 gateway corridors.
- Ensuring routes into key growth sites continue to function well and support future development.
- Ensuring that the needs of people who live in remote and rural locations to access work, education and health opportunities are met, making best use of funding likely to be available in future.
- Building an effective cycle network linking towns, employment sites and communities.
- Improving local links in the community so that everyone can get to the services and opportunities that they need, from education and employment to leisure and health.

Strategic Road Network

2.6 The M65 provides a west to east link through Lancashire connecting Preston with Blackburn, Burnley and Colne to the east. The M65 is managed by Highways England as far as Junction 10. The

section from junction 10 to its eastern terminus at junction 14 is operated and maintained by Lancashire County Council. The M65 provides a strategic link between key Lancashire employment centres as well as linking with the M6 and M61 to the west. Burnley is served by junctions 8, 9, 10, and 11 of the M65 with junction 9 being an east only exit from the M65/west only entry onto the M65 and junction 11 being a west only exit from the M65/east only entry onto the M65.

2.7 The A56(T) situated on the western border of the borough runs north to south, connecting the M65 (J8) with the M66 and is the key transport route south to Greater Manchester and the M60/62.

2.8 The M65 Corridor Study (2010) commissioned by Highways England suggested that the inconsistent configuration of lanes on the M65 could potentially lead to congestion, and that between junctions 9-10 eastbound, the motorway will be approaching capacity in the morning and evening peaks throughout the assessment period to 2025.

2.9 The East Lancashire Transport Masterplan (2014) identified a number of constraints on the M65 and A56 (T) routes. A more detailed study of the M65 and adjoining local road network between Junction 8 and 14 – the Burnley-Pendle Growth Corridor Study (2015) - identified a series of improvements that would improve the strategic road network and support growth including:

- Improvements to the layout and signalling of the southern roundabout at Junction 10. This work was completed in 2015;
- Signalisation of the Junction 8, M65 roundabout.
- Re-alignment of the Eastern arm (A679/Bentley Wood Way) of the Southern Roundabout at J9

2.10 Funding has been secured from the Growth Deal (round 1) to implement the above schemes.

2.11 At the preferred option stage of the Burnley Local Plan, an updated a Highways Impact Assessment (HIA) was undertaken by Jacobs on behalf of Lancashire County Council and Burnley Borough Council, in consultation with Highways England, to assess the impact of the proposed new housing and employment developments identified in the Local Plan Preferred Option on both the strategic and local road network. The study assesses the impact of additional traffic at 11 key junctions, including a baseline year of 2017, a future year of 2021 to assess five year deliverability of the plan and the end of the plan period in 2032. The committed schemes outlined above were tested in the assessment.

2.12 The level of traffic growth resulting from the proposed development in the Local Plan is not fully mitigated by the committed improvement schemes currently outlined at 2.9 above. An addendum to the study identifies additional mitigation measures, developed by LCC and where relevant in consultation with HE, required to support the planned growth in over the Plan period. These schemes are included in the Infrastructure Development Scheme in Appendix 1.

Local Road Network

2.13 The key roads within the local road network across the borough include the A646, A6114, A671, A6068, A682, A679 and the A678. These roads networks provide vital links across the borough to the strategic road network and key service areas, including the town centres of Burnley and Padiham and employment locations. The remaining network mainly consists of smaller A roads and B roads which primarily service residential areas. As with the strategic road network, the Burnley-

Pendle Growth Corridor identified a series of improvements that would improve the local road network and support future growth including:

- Improvements to the Rosegrove junction at Rossendale Road (A646) and Accrington Road (A679) consisting of the alteration of junction layout and signal technology upgrade to allow MOVA operated control.
- Improvements to Active Way (A679)/Bank Top including signal technology upgrade to allow MOVA operated control;
- Signalisation of junction of Westgate/Queens Lancashire Way
- Signalisation of Princess Way/Active Way Roundabout.

2.14 Funding has been secured from the Growth Deal (round 1) to implement the above schemes.

2.15 As stated in 2.11 above, an updated Highways Impact Assessment (HIA) has been undertaken to assess the impact of the proposed new housing and employment developments identified in the Local Plan Preferred Option on the local road network. As a result of the HIA the proposed scheme committed at Rosegrove has been re-designed including the widening of Accrington Road to facilitate a two-into lane travelling west towards the M65, to accommodate additional traffic.

2.16 The HIA also tested the capacity of three additional junctions, the A6068/A678, A56(T)/A679 and the A682/A646, that were not included in the earlier Burnley – Pendle Growth Corridor Study.

2.17 The highways authority was already aware of capacity constraints on the A6068/A678 junction. A mitigation scheme has been identified and tested, with the results showing sufficient capacity throughout the plan period. Funding has been secured from Growth Deal Round 3 to implement the scheme in 2018/19 and it is included in the IDS in Appendix 1.

2.18 The junction of the A682/A646 would be at capacity by 2021 without mitigation. Some minor mitigation measures have been identified to provide sufficient capacity in the early part of the plan period. The junction will reach capacity by the end of the plan period and further mitigation is not feasible. LCC will continue to monitor the situation over the plan period.

2.19 Following the Preferred Options consultation on the Local Plan with the Local Highway Authority (Lancashire County Council), it was identified that across the plan period, residential development in Brownside and Worsthorne may create capacity issues at the Pike Hill roundabout on Brownside Road/Brunshaw Road. To rectify any capacity issues it was recommended by Lancashire County Council that a signalised junction to alleviate this capacity issue would be required over the Plan period which has been identified in the Infrastructure Delivery Schedule in Appendix 1.

Rail Network

2.20 The Borough is served by an East – West rail line from Leeds and York in the East, to Preston and Blackpool and in the West - known as the Calder Valley line. In addition, the line splits just west of Burnley Town Centre at Gannow with a spur accessible for services from the west running through to Nelson and Colne.

2.21 The recently re-instated Todmorden Curve on the Calder Valley line provides a new connection south west to Manchester Victoria via Todmorden.

2.22 The Borough has five railway stations, the main station being Burnley Manchester Road. From Manchester Road Station there is an hourly service to Blackburn, Preston and Blackpool in the west and to Bradford, Leeds and York in the east. Since May 2015, there has been a new hourly service to Manchester Victoria.

2.23 Other stations in the borough include Hapton, Rose Grove, Burnley Barracks and Burnley Central which also have an hourly service to Blackburn, Preston and Blackpool North in the west and Nelson and Colne to the East. This is a slower “all stations” service.

2.24 Manchester Road Station has recently undergone a £2.5 million redevelopment, with a new passenger waiting room, ticket office, significantly increased car parking and secure cycle parking and real time passenger information. Rose Grove Station has also benefitted from a more modest £150,000 investment, secured via the Growth Deal (round 1) with a new waiting shelter and seating, a Customer Information Screen (CIS) showing 'real-time' train times, a ticket vending machine (TVM), and improved signage and information. Security has also been boosted with CCTV cameras, a passenger-operated help point, and the removal of a number of large trees on the platform to create a more open environment. These works were completed in 2015.

2.25 Rail patronage across the borough has increased by 32% between 2012/13 - 2015/16. This increase has been attributed to the Burnley Manchester Road station whose recorded passenger entries and exits went from 247,488 in 2012/13 to 393,304 in 2015/16, and Rosegrove station whose recorded passenger entries and exits went from 42,078 in 2012/13 to 57,258 in 2015/16. ¹This increase in recorded passenger entries and exits coincides with the reopening of the Todmorden Curve, providing a direct rail link to Manchester.

2.26 The business case for the Todmorden Curve identified that future passenger growth would be constrained by car parking capacity at Burnley Manchester Road Station. A scheme is planned to re-locate the Ambulance Station from an adjoining site to create an additional 60 car parking spaces at the station with funding secured through Growth Deal 1. Despite significant improvements to the service and the station, the platforms at the station are in a poor state of repair and the access from the station building and car park to the west bound platform is convoluted. We will continue to work with the rail industry to secure funding for new platforms and a DDA compliant link between the two platforms.

2.27 The current railway operator of the lines in Burnley is Arriva North West, under the previous name of Northern Rail. The rail services can suffer from slow line speeds and poor quality rolling stock, although this should improve by 2021 when all Pacer Units will be replaced and refurbished trains will operate on the network. The Lancashire Transport Prospectus produced by TfL (2016) has noted and welcomed the inclusion of the Calder Valley line as a Tier One scheme in the report of the North of England Electrification Task Force. The Task Force report recommends the electrification of the line in Control Period 6 (2019 to 2024).

¹ Railway Station Usage, Lancashire Insight

<http://dashboards.instantatlas.com/viewer/report?appid=0d9a75e976f944a98f8af1669b8f8cc4>

Bus Infrastructure

2.28 Burnley is served by a range of commercial and part subsidised local and inter-urban bus services which are run by a number of operators, the largest of which operating in the borough is Transdev. The local bus network connects residential areas and villages with Burnley town centre and further afield via Burnley Bus Station which was completely rebuilt in 2004. Inter-urban services connect with Padiham, Accrington, Nelson, Colne, Skipton, Blackburn, Clitheroe, Rawtenstall and Manchester.

2.29 A number of services, particularly those connecting to outlying villages, are subsidised and it must be noted that during the lifetime of the plan funding from Lancashire County Council to some routes across the county may be reduced, impacting on the number or frequency of bus services operating within the borough. It must also be borne in mind that with any new housing and employment development, new routes or increased frequencies of services may open due to improved patronage opportunities.

2.30 Where future public transport improvements are identified to support the development of particular sites, contributions from a developer to assist in the provision may be required in accordance with Policy IC4: Infrastructure and Planning Contributions, of the Local Plan..

Walking and Cycling

2.31 According to the 2011 Census, 32% of the borough's households do not own a car, the highest rate in Lancashire when compared to the Lancashire average of 23%. However, travel by car is still the predominant mode of transport to get to work (39%). Only 0.4% of people travel to work by train and only 5.1% by bus. 7.3% travel to work on foot and 0.6% by bicycle.

2.32 Burnley is notable for the high proportion of works trips of less than 5km (47%). 21% of these journeys are made on foot and 1.6% by bicycle. There is potential to increase the number of these journeys made by cycling and walking by providing safe and convenient routes.

2.33 There are 400 miles of public rights of way (pedestrian only) across the borough and 24.75 miles of bridleway open to pedestrians, cyclists and horse riders. There are a further 13 miles of concessionary routes. Concessionary routes or permissive routes are not public rights of way. They are routes (which could be for walkers, riders, cyclists, or any combination) whose use by the public is allowed by the landowner, but over which there is no right of access and they are not covered by rights of way legislation. Such routes, along with existing road pavements and routes such as the Padiham Greenway and Leeds-Liverpool Canal towpath help to promote walking and cycling within the urban area and provide people with access to the open countryside close to where they live.

2.34 The Leeds-Liverpool Canal is a key tourist asset whose towpath forms part of National Cycle Routes NCN 68 and 604 through the borough. Recent years have seen the development of a number of other 'greenways' suitable for walkers, cyclists and horse-riders, along the banks of the Calder, Brun and Sweet Clough rivers and the former Padiham rail line, the Padiham Greenway. The establishment of the Brun Valley Forest Park on reclaimed land within Burnley's urban area with an extended network of recreational routes has further improved links between town and countryside.

2.35 In the rural area, the South Pennine Moors to the east of the borough includes the Pennine Bridleway National Trail. Other long distance paths including the Bronte Way and the Burnley Way offer riders and walkers clearly signed routes through the countryside immediately surrounding the

town. The network connects to other trails outside Burnley, including the Calderdale, Todmorden Centenary, Pendle and Rossendale Ways and the Irwell Sculpture Trail.

2.36 Projects providing improvements to walking and cycling routes in the borough that have been completed since 2012 include:

- Centenary Way canal embankment consisting of upgrades, resurfacing, kerbing, hand railing to 2No. existing paths;
- River Drive/Lune Street - Ramp path works, hand railing;
- Padiham Greenway Simonstone Link - Bitmac path within verges from A6068 to Simonstone Business Park;
- Shuttleworth Mead link from Padiham Greenway - Direct link to industrial estate road.

2.37 In addition to this, the Growth Deal 3 bid submitted to Government requested funding of £2 million from the Department for Transport Access Fund to extend the East Lancashire Strategic Cycle Network.

2.38 A number of Local Plan site allocations identify opportunities to increase walking and cycling, including the provision of new routes. These are identified in the Infrastructure Delivery Schedule.

3. Education Provision

The Local Education Authority

3.1 Lancashire County Council is the Local Education Authority (LEA) responsible for the provision of primary and secondary school places in the borough. The County Council has a duty under section 14 of the Education Act 1996 to ensure that every child living in Lancashire is able to access a mainstream school place in Lancashire. Some children have Special Educational Needs for which they may access school provision outside of Lancashire.

3.2 Lancashire County Council work on the basis that pupils are able to access places within two miles for primary schools and three miles for secondary schools.

3.3 Schools' net capacities are derived from the number, size and use of teaching areas. The Department for Education's methodology is used to calculate a range of workplaces in a school and also indicates an appropriate admission number for a school whilst providing the authority with a measure against which to assess surplus places and overcrowding.

3.4 The County Council receives some funding for additional school places from the Department for Education (DfE), based on data on school capacity levels and future demand.

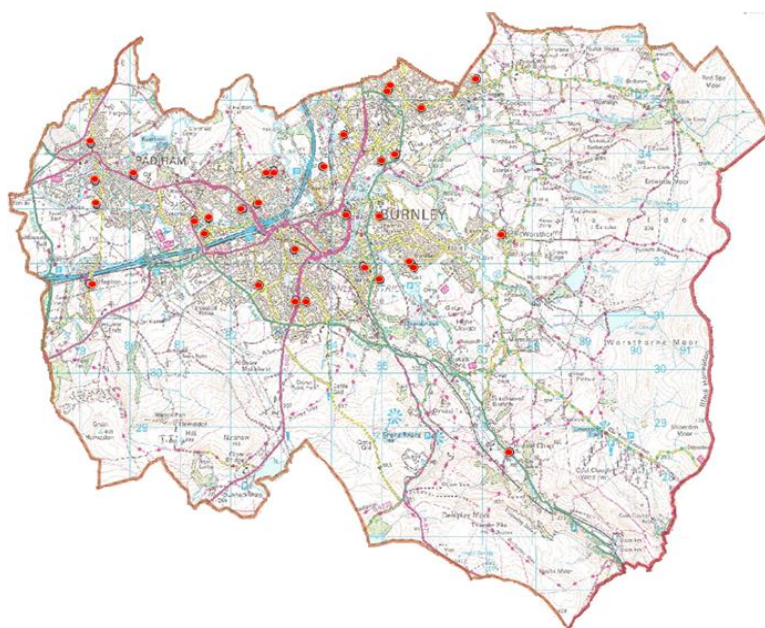
3.5 The County Council has a non-statutory Education Contribution policy document where it sets out its policy to seek developer contributions from new housing schemes where the need for additional capacity arises directly from a new development.

3.6 Recent education reforms have enabled Free Schools and Academies which are outside of the Local Education Authorities (LEA) control to be established.

3.7 Burnley also contains a number of further and higher education establishments including 6th form colleges associated with schools, Burnley College and UCLan.

Primary Education

3.8 The Burnley borough currently has 30 primary schools, providing 1,183 places with the historical average take-up of these places being 90%²



Map 1: Primary school locations across the borough

3.9 Since 2011, permanent additional primary school places have been commissioned in Padiham and a school extension was granted planning permission at Padiham St Leonards in 2013.

3.10 Following consultation on the Local Plan Preferred Options, the LEA determined that the potential housing sites identified, (based on a worst case scenario) could bring forward the need for 3½ additional primary forms of entry and approximately 376 secondary school places over the plan period (up to 2032). Further discussions have been held with the LEA in relation to additional school places and additional schools and the LEA preference is for the expansion of existing schools as at the current time the LEA are not actively looking for additional primary school sites. In terms of the locations of schools, Burnley is split into three areas for school place planning, Burnley, Padiham and Burnley Rural, therefore, if an expansion was required it would be reviewed over the whole of the respective area.

3.11 Following Local Plan Preferred Option consultation, further discussion took place with the LEA specifically relating to Worsthorne Primary School. This is a popular village school with children attending the school from outside the village. The current LEA school place forecast displays that there is capacity at the school over the next 5 years that may accommodate children from future Local Plan developments coming forward, in particular those from the developments close the school.

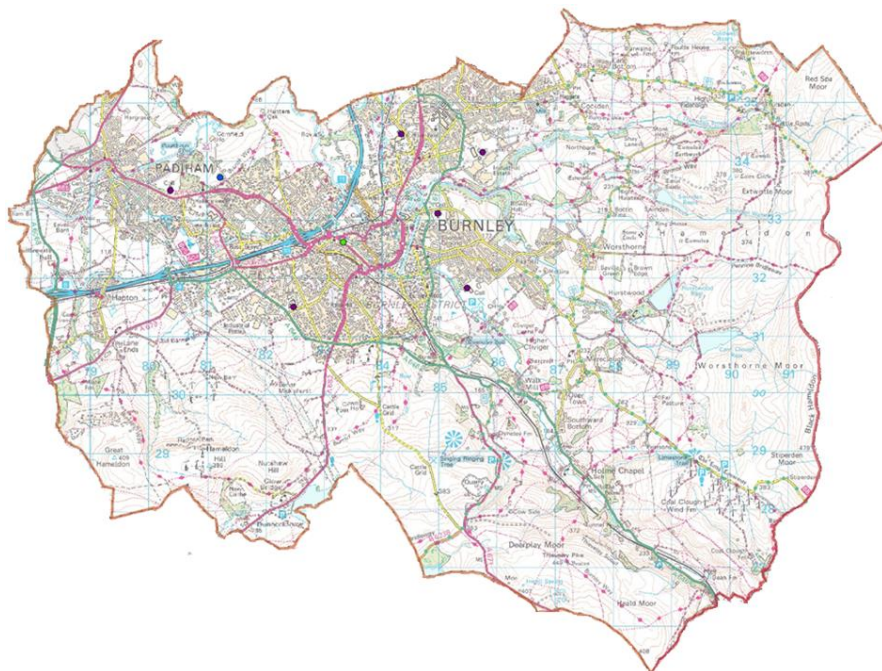
3.12 However, in Worsthorne, the physical expansion of the school would be restricted by section 77³ of the School Standards and Framework Act 1998, and there may be a need to look towards the

² Strategy for the Provision of School Places and Schools' Capital Investment 2015/16 to 2017/18

use of additional land to replace any outside area used to expand the school building. The LEA School Planning team would need to undertake a further review of the site and consult with the school.

Secondary Education

3.13 There are five secondary schools in LEA control in the Borough, providing 5,195 places.



Map 2: Secondary school locations across the borough

3.14 All schools occupy state of the art modern buildings completed under the Schools for the Future Initiative. In addition, a recently completed Free School – Burnley High School– located between Padiham and Burnley will provide an additional 650 places when open.

3.15 At the time of the Local Plan Issues & Options consultation the LEA stated in its consultation response that “there is currently a surplus of secondary (21%) school places in Burnley. The level of surplus is deemed to be sufficient overall to meet the needs of the area for the next 5 years”. However, at the Local Plan Preferred Options consultation the LEA identified that the proposed housing sites could bring a need for 376 secondary school places over the plan period (up to 2032), meaning a potential requirement for an additional secondary school site. As with primary schools, this too was based on a worse case scenario. In further discussions with the LEA, the LEA have stated that the strategy would be to look to the expansion of existing schools rather than commissioning a new school.

3.16 In terms of further/higher education, since the preferred options consultation, Burnley College have indicated that due to potential changes in the further education sector in relation to college mergers, additional land may be necessary to facilitate further D1 uses adjacent to the college on Princess Way. This has been addressed within the Local Plan site allocation policy.

³ General Consents: Section 77 School Standards and Framework Act 1998

4. Utilities

Water and sewerage

4.1 Access to clean water and the disposal of surface and foul water is an essential consideration when identifying new sites for development, including the consideration of water pressure and the capacity of sewerage systems. Within Burnley, United Utilities (UU) is responsible for managing water supply and the sewerage system.

4.2 United Utilities' Water Resources Management Plan (WRMP)¹⁵ describes in detail the company's assessment of the available water supplies and the demand for water by customers over the period between 2015 and 2040. The plan also sets out the proposed strategy for water resources and demand management to ensure that there are adequate water supplies to serve customers. The supply area is divided up into four resource zones and Burnley Borough lies within the 'Integrated Resource Zone'. No deficit of supply is forecast in that zone and the overall conclusion in the WRMP is that water supply reliability will continue to be achieved across the region up to 2040. Water treatment in Burnley Borough is also carried out by United Utilities, through sewage treatment works (STWs) whose discharge points, volume and quality is licensed to strict limits by the Environment Agency. The Environment Agency measures the performance of all the water companies in England annually and the July 2015 Report¹⁷ found United Utilities to have met 98.3% of its discharge standards. The United Utilities website states that it has plans in place to improve this performance, including upgrades to STWs. Therefore, it is likely that STW capacity serving Burnley Borough will be sufficient to meet the population growth anticipated in Burnley, and should not increase water pollution in receiving waters. For water supply, a developer is currently required to pay for the increased network capacity required by their development (apart from in relation to treatment works). For wastewater, the cost of increasing capacity in infrastructure is borne by United Utilities.

4.3 United Utilities prepares five year investment plans which identify funding requirements. This is submitted to OFWAT who approve price limits for customers for the five year period. The investment period is known as an AMP.

4.4 The current AMP6 runs from 2015-2020, therefore, over the plan period up to 2032, the sites from Burnley's Local Plan will feed into future investment periods and any improvements required to the water supply and sewerage systems due to developments will need to be factored in. UU are unable to build infrastructure speculatively and must have a degree of certainty before incurring expenditure.

4.5 Following discussions with United Utilities at the Issues & Options stage of Local Plan, it was identified that there may be potential issues with water pressure and sewer capacity in terms of surface water and foul drainage in some locations. This information is included in the relevant site allocations within the Proposed Submission Local Plan, including:

- HS1/5 – Former Baxi Site – Surface water is currently pumped to a local river. No wastewater issues are expected as long as this arrangement is maintained;
- HS1/9 – Red Lees Road, Cliviger – Surface water should be removed to a local watercourse if possible as there are no local surface water sewers to connect the development to;
- HS1/31 – Land adjacent 250 Brownside Road – Foul drainage will require a connection to the main sewer.

4.6 Following consultation on the Local Plan Preferred Options, United Utilities did not raise any fundamental issues relating to the impact of any development on their assets, instead they asked for future developer(s) to contact United Utilities as early as possible to discuss water and wastewater infrastructure requirements for specific sites, to ensure that the delivery of development can be co-ordinated with the delivery of infrastructure.

Electricity

4.7 National Grid owns and operates the high voltage National Transmission network throughout Britain and Electricity North West owns, operates and maintains the North West’s electricity distribution network, connecting properties to the National Grid. National Grid has one high voltage overhead line within the borough which forms an essential part of the electricity transmission network.

Line Ref.	Description
4ZP Route	400Kv two circuit route from Padiham substation in Burnley to Monk Fryston substation in Selby

4.8 National Grid’s electricity assets comprise 7,200km of overhead lines, approximately 690km of underground cable and 337 substations at 241 sites.

4.9 Under the Electricity Act (1989), National Grid has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system to facilitate competition in the supply and generation of electricity.

4.10 Map 3 below identifies the location of high voltage overhead line within the borough.

Table 1: Electricity North West, 2013

Substation Name	Firm Capacity Of Substation (Mva)	Measured Maximum Demand For 2012/13 (Mva)	Measured Maximum Demand As A Percentage Of Firm Capacity
Burnley North Primary Substation	9.0	6.8	76%
Church Primary Substation	9.0	8.7	97%
Burnley Centre Primary Substation	18.3	13.3	73%
Great Harwood Primary Substation	13.7	10.4	76%
Cog Lane Primary Substation	30.3	20.9	69%
Hyndburn Rd Primary Substation	14.7	12.0	82%
Blackburn Rd Clayton Primary Substation	15.0	10.6	71%
Athletic St Primary Substation	17.5	10.5	60%
Burnley Primary Substation	22.9	11.4	50%
Burnley Bulk Supply Point	117.0	49.2	42%
Kay St Primary Substation	22.9	9.3	41%
Heasandford Primary Substation	18.3	9.8	54%

Gas

4.13 National Grid own and operate the gas transmission system and it comprises of approximately 7,600km of high pressure pipes and 26 compressor stations, connecting to 8 distribution networks and to third party independent systems for onward transportation and 82,000 miles of gas distribution pipelines. National Grid has a duty to develop and maintain an efficient co-ordinated and economical system for the transmission of gas.

4.14 National Grid have a high number of gas distribution apparatus within the borough including:

- Low Pressure (LP) and Medium Pressure (MP) (below 2 bar) gas pipes and associated equipment;
- Three High Pressure (HP) (above 2 bar) gas pipelines and associated equipment as listed below:

Pipe Pressure	Description
HP	1078 Altham-Burnley
HP	1457 – Burnley 7 BAR
HP	1102 Rodger Hey - Burnley

4.15 National Grid was consulted as part of the Local Plan at all stages of the development of the Local Plan and did not raise any issues in relation to their network and the development proposals contained within the Local Plan. However, between the Issues and Options Additional sites and Preferred Options, email correspondence with National Grid took place which identified the electricity and gas apparatus stated above.

4.16 Since the preferred options consultation, National Grid have removed the disused gas holder at Oswald Street, Burnley. The gas holder had not been used since 2006 and was no longer needed for the storage of gas. The site has been identified for re-development in the Local Plan.

Digital Connectivity

4.17 Access to fast broadband speeds with fast download and upload capability is increasingly driving the location choices of both businesses and homebuyers.

4.18 Following both public and private sector investment in the network by BT in partnership with Lancashire County Council, the broadband network has been significantly enhanced with 97.8% of premises in Burnley able to access Super-Fast Broad Band (Fibre to the Cabinet) with download speeds in excess of 30Mbps. As a result of an extensive cable network, 83.95% of premises can access Ultra-Fast Broadband, i.e. >100Mbps.⁴

4.19 Currently, Openreach will deploy Fibre to the Premises (FTTP) free of charge into all new housing developments of 30 or more homes registered from November 2016.⁵ This will deliver download speeds of up to 300Mbps.

5. Flood Risk Management

5.1 Burnley falls largely within the River Ribble catchment which drains an area of 1,490km² in North Yorkshire/Lancashire and covers a distance of around 110km from its source in the Yorkshire Dales to its mouth at the Ribble estuary west of Preston.

5.2 'Main Rivers' within the borough include the Calder, Brun, Don, Pendle Water and Green Brook. The Environment Agency under its permissive powers carries out maintenance, improvement or construction work on Main Rivers to manage flood risk given available resources and government priorities. Smaller 'ordinary watercourses' (OW) are within the remit of Lancashire County Council as Lead Local Flood Authority which has powers to administer consents for private changes to these watercourses.

5.3 Flood risk management within the borough is provided predominantly in the form of river walls, some of which are walls of historical mill buildings, raised defences and natural floodplain storage. Historically, the provision of flood defences has been reactive in response to damage sustained and as such the level of protection they provide varies. The area now has a legacy of dependency on these defences, particularly on parts of the Calder in Padiham. In Burnley retaining walls, weirs and culverts constrain parts of the River Calder at old mill sites.

⁴ Thinkbroadband.com

⁵ <https://www.ournetwork.openreach.co.uk/property-development.aspx>

5.4 In Burnley, the areas at risk from flooding as identified on the Environment Agency Flood Plain Zone Maps follow the routes of the Borough's main rivers and their tributaries:

- River Calder
- Green Brook
- Pendle Water
- River Brun

5.5 The areas at most risk from flooding are in either Zone 2 or Zone 3 of the Environment Agency's Flood Plain Zone Maps. Land in Zone 2 has a low to medium risk of flooding (0.1 – 1.0%) and land in Zone 3 has high risk of flooding (1.0% or greater). National policy states that *"inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere"*³⁸.

5.6 The Environment Agency's Ribble Catchment Flood Management Plan (CFMP)³⁹ attributes the high flood risk within Burnley to heavy culverting of watercourses, and the opening up of culverts is a proposed action within the CFMP to manage and alleviate flood risk. The Burnley Nelson and Colne Flood Risk Management Strategy also identifies culverted watercourses as a flood risk issue and proposes regular maintenance and repairs.

Environment Agency

5.7 Flood defences situated on Main Rivers are maintained by the EA where they provide a benefit to properties. Ultimately it is the riparian landowners' responsibility to maintain watercourses, although the Environment Agency may carry out maintenance under its permissive powers if a watercourse posed a significant risk of flooding to properties.

5.8 The Council's Strategic Flood Risk Assessment Level 1 (2017) includes mapping of all EA flood defences in the borough.

5.9 There is a concentration of privately owned defences in Burnley which are not included in the Environment Agency's repairs and maintenance programmes. Many of the mills which they protect are vacant. A number of short walls exist at the confluence of the Calder and the Brun and downstream of Fulfilledge. Approximately 50% of defences are privately owned and are in poor and very poor condition with a 1 in 40 years standard of protection (overall condition grading of 3 & 4, worst condition grading of 5). This is a cause for concern and the defences will require structural work in the near future. (EA, Ribble Catchment Flood Management Plan p95).

5.10 As well as the ownership and maintenance of a network of formal defence structures, the EA carries out a number of other flood risk management activities that help to reduce the probability of flooding, whilst also addressing the consequences of flooding. These include:

- Maintaining and improving existing flood defences, structures and Main Rivers
- Enforcement and maintenance where riparian owners unknowingly carry out work that may be detrimental to flood risk.

- Identifying and promoting new flood alleviation schemes where appropriate.
- Working with local authorities to influence the location, layout and design of new and redeveloped property and ensuring that only appropriate development is permitted relative to the scale of flood risk.

Fulledge Flood Storage Scheme

5.11 In August 2012 planning permission was granted for an Environment Agency scheme to provide flood protection to 150-200 residents in the Fulledge area of Burnley at risk of 1 in 100 year (1%) flood event. The scheme involved the construction of an embankment along the edge of Fulledge Recreation Ground and also changes to existing flood storage arrangements at Unity College within Towneley Park.

Padiham Flood Risk Alleviation Scheme

5.12 There is a history of flood events in Padiham. These include 1866, 1928, 1964, 2000, 2008 and most recently in December 2015 when 147 properties were flooded including residential and commercial properties as well as critical infrastructure such as the fire station, medical centre and a hospice. Preliminary reports indicate that the primary cause of flooding was the River Calder which overtopped its banks, however, some properties were also affected by Green Brook.

5.13 A Padiham Flood Defence scheme is a high priority. In 2015 the EA completed an Initial Assessment Report on the River Calder at Padiham to assess the costs, benefits and partnership funding requirements of a fluvial flood alleviation scheme for Padiham. The study has assessed a number of options. The preferred option is for Raised Defences including raising existing flood walls and an embankment on land to the East of the former Baxi site. This scheme is identified in the IDS, Appendix 1 with funding secured through Growth Deal 3 and EA Grant in Aid currently being pursued.

Lead Local Flood Authority (LLFA) Assets

5.14 Lancashire County Council as LLFA owns and maintain a number of assets throughout the Borough which includes culverts, bridge structures, gullies, weirs and trash screens. The majority of these assets lie along ordinary watercourses within smaller urban areas where watercourses may have been culverted or diverted, or within rural areas. All these assets can have flood risk management functions as well as an effect on flood risk if they become blocked or fail. In the majority of cases responsibility lies with the riparian/land owner.

5.15 As part of its Flood and Water Management Act (FWMA) duties, the LLFA has a duty to maintain a register of structures or features, which are considered to have a significant effect on flood risk, including details on ownership and condition as a minimum. The Asset Register should include those features relevant to flood risk management function including feature type, description of principal materials, location, measurements (height, length, width, diameter) and condition grade. The Act places no duty on the LLFA to maintain any third party features, only those for which the authority has responsibility as land/asset owner. Lancashire's Flood Risk Asset Register including those within Burnley can be viewed at:
<http://www.lancashire.gov.uk/media/900475/flod-risk-asset-register.pdf>

5.16 Policies in the Local Plan will ensure that adequate mitigation measures are put in place to minimize the risk from flooding. In accordance with national policy, Local Plan policies will ensure

that developments consider, and where ever possible implement, options for the management of surface water at source.

5.17 The location, condition and design standard of existing assets will have a significant impact on actual flood risk mechanisms, whilst future schemes in high flood risk areas carry the possibility of reducing the probability of flood events and reducing the overall level of risk. Both existing assets and future schemes will have a further impact on the type, form and location of new development or regeneration.

6. Waste Management

6.1 Lancashire County Council has prepared a Joint Minerals and Waste Core Strategy which was adopted in February 2009 and the Joint Minerals and Waste Site Allocations and Development Management Policies DPD, adopted in September 2013. This confirms that Burnley will be net self-sufficient in waste management capacity by 2021 by promoting waste minimisation, maximising recycling, re-use and composting. Provision for waste management facilities for the period up to 2020 are also identified, specifically at Heasandford Industrial Estate in Burnley.

6.2 The Council has recently entered into a new waste contract with Urbaser for waste collection and recycling services. Any additional capacity requirements will be accommodated within this contract.

7. Open space, Green Infrastructure and Cultural Facilities

7.1 Burnley's green infrastructure (GI) is the network of green spaces, both urban and rural, natural elements and pathways that intersperse towns and villages. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It also includes Burnley's rivers and streams, the Leeds and Liverpool Canal and other water bodies (blue infrastructure). GI makes a vital contribution to health and well-being. Burnley's GI is recognised as a significant asset, providing a range of functions that support broader economic, social and environmental objectives.

7.2 In 2013, Burnley Council commissioned TEP to produce a Green Infrastructure Strategy for the borough which identifies the opportunities for planning and implementing GI in the Borough, where investment in GI will support the growth of Burnley and deliver the widest public benefits, environmental improvements and the enhancement of the Borough's economy.

7.3 The borough has a range of high quality and accessible parks and open spaces that effectively bring the countryside into the urban area, but this masks the situation in some of the borough's urban neighbourhoods where open space provision falls short of standards set in the Council's Green Spaces Strategy 2015-2025.

Green Spaces Strategy

7.4 Burnley Borough Council has developed a Greenspaces Strategy which identifies the differing types of greenspaces across the borough and where and what type of deficiencies exist. Some of Burnley's urban neighbourhoods are lacking in recreational open space and play provision compared to local standards set in the strategy.

7.5 In terms of the typology of **Parks and Gardens** there is overall provision 1.08 hectares of parks per 1,000 population across the borough. However, there is variation in the quantity of provision between different localities within the borough.

- North Burnley is the district with a significant shortfall in provision of parks (-2.5 Hectares). However, this district has a corresponding surplus of amenity green space and the shortfall could be addressed by improving the quality of provision at Briercliffe Recreation Ground, Kibble Bank and Rakehead Recreation Ground as resources permit.
- The shortfall in Cliviger is compensated for by proximity to Towneley Park. Improving access from Park Road Cliviger to Towneley Park would be beneficial as there is no scope to improve provision elsewhere in Cliviger.
- In West Burnley a small shortfall in quantity of parks provision could be addressed by continuing to improve the quality of provision in Ightenhill Park and also improving Calder Park.
- In South Burnley, the shortfall of 0.21 Ha should be addressed by designating Hargher Clough Recreation Ground as the neighbourhood park following completion of the programme of improvements that are currently underway.

7.6 In terms of the typology of **Natural and Semi-natural Open** spaces, there is 3.02 hectares of semi-natural open space per 1,000 population; however, the distribution of natural & semi-natural open space is uneven across the borough, with the most significant deficiencies in West Burnley and South West Burnley.

7.7 In West Burnley the deficiency is partially offset by good access to open countryside and Gawthorpe Hall and could also be addressed by managing areas of surplus amenity green space (not required for active recreation) as meadows and improving and promoting access to existing greenways, including the Leeds-Liverpool Canal and the Sweetclough Greenway.

7.8 In South Burnley the shortfall could also be addressed and by managing areas of surplus amenity green space (not required for active recreation) as meadows and also by managing housing and industrial clearance sites as Natural and Semi-natural open space and by promoting access via the Leeds-Liverpool canal.

7.9 In terms of the typology **Amenity Green Space**, there is a significant deficiency in just one district, West Burnley of -2.39 Ha. Within West Burnley, the deficiency in Lowerhouse is offset by access to Natural & Semi Natural open space and in Gannow is partly offset by Sycamore playing fields and can be further reduced through access to the Life Church playing fields. In Rosegrove, the shortfall should be offset by further improvements to the quality of Owen Street.

7.10 In terms of the typology of **Provision for Children and Young People**, there is a significant shortfall in provision compared against the local standard. To try and improve the provision the Green Spaces Strategy identified a number of measures, including:

- Address the absence of play provision in Brownside, Red Lees and Rowley residential areas by developing a new play area at Rowley as part of the Brun Valley Forest Park development, subject to funding;
- If resources allow, improve provision on the following play areas: Calder Park, Barclay Hills, Thornber Gardens, Kibble Bank, Stoneyholme;

- Improve the existing greenway access from Lower Manor residential area to the Barden Gardens play area;
- Prioritise replacement of play equipment on playgrounds that are well located, for example near schools & community facilities and accessible on the greenway network.

7.11 In terms of the typology of **Allotments**, an Allotment Strategy has been produced by the Council which identifies a waiting list for allotment sites from residents. In order to increase the supply of sites, the Strategy proposes to split existing vacant or neglected plots and creating new plots on new sites.

7.12 Greenways, which the Green Spaces Strategy define as towpaths, cycle ways, rights of way and disused railway lines used for recreation or travel, can be particularly important in providing links between residential areas and green spaces. For example, the Padiham Greenway has created easy access to Memorial Park for the residents living in the terraced streets of east Padiham where there is little green space. Within existing and new residential areas, features such as street tree planting and grass verges, traffic calming and cycle lanes, create routes that encourage walking and cycling and provide important links to the greenway network. Policy NE2 of the Local Plan includes a policy on Protected Open Space which identifies a number of green spaces for permanent protection in situ. Further such spaces may be identified by local communities as Local Green Space in neighbourhood plans.

7.13 Policy HS4 of the emerging Local Plan sets the requirements for open space provision for new housing, which may be on or off site or require development contributions towards the creation of new or upgrading of existing open spaces in accordance with Policy IC4.

Playing Pitches

7.14 The Council has jointly commissioned a Playing Pitch Strategy together with Pendle and Rossendale Borough Councils to provide a strategic framework for the provision, management and development of playing pitches and ancillary facilities between 2016 and 2026.

7.15 There is currently no shortfall in any pitches across the borough, however by 2026, it is envisaged that there will be a shortfall of pitches for football matches. To meet this demand, an additional 3G pitch is proposed at the Prairie Sports Village within the first five years of the plan.

Cemeteries and Crematoria

7.16 There are currently two churchyards where burials still take place (St Leonards, Padiham and Worsthorne) and 6 closed churchyards in Burnley.

7.17 Two municipal cemeteries, St John's Padiham and Burnley Cemetery undertake approximately 230 burials per year. Both cemeteries are nearing capacity and additional land for the future expansion of these cemeteries has been identified and included within the Local Plan. It is anticipated that the Burnley Cemetery extension will be developed within the first five years of the Local Plan (2016-2021).

8. Culture, Leisure and Sports Facilities

8.1 The Council produced an Indoor Sports Facilities Review in 2015 which assessed the current provision of formal indoor sports facilities including:

- Sports Halls
- Swimming Pools
- Health & Fitness Suites
- Ice Rinks
- Indoor Bowls
- Indoor Tennis Centres
- Squash Courts
- Village Halls

8.2 The review used the Local Sport Profile which is a profile of up-to-date data for a local area which is updated by Sport England annually and covers sports participation, facilities, health, economics and demographics.

8.3 In addition, Sport England’s Sports Facilities Calculator (SFC) was used to assess the likely demand for facilities. The SFC is a planning tool which helps to estimate the demand for key community sports facilities that is created by a given population.

8.4 The review found that there was no requirement for additional facilities at the present time; however, it may be necessary to support or upgrade existing facilities during the plan period. As a result the Infrastructure and Planning Contributions policy (IC4) within the preferred options identifies that the Council may seek planning contributions for a number of matters, including sport, leisure, recreational and cultural facilities where development creates a requirement for additional or improved services and infrastructure and/or to address the off-site impact of development.

8.5 Cultural infrastructure has been identified as a type of Social and Community Infrastructure in the Local Plan. For the purposes of the Local Plan, social and community uses are defined as public, private or community facilities including: community/meeting halls and rooms; health facilities; libraries; places of worship; bespoke premises for the voluntary sector; schools and other educational establishments; theatres, art galleries, museums, sport and leisure facilities; parks and other publicly accessible open spaces, public houses, cemeteries and youth facilities.

8.6 Where new Social and Community infrastructure is known to be required and there is sufficient certainty that it can be delivered over the plan period, sites are allocated so as to safeguard them for its provision. There are no proposals for an increase in the amount of cultural facilities within the Local Plan.

8.7 Policy IC5 requires that if any new social and community infrastructure is required to support new development, this will need to be provided by the developer, or planning contributions will be sought under Policy IC4 towards its provision.

9. Emergency Services

9.1 Policing within the borough is provided by Lancashire Constabulary, with Burnley located within the East Division. There is currently one Police Station in the borough, in Burnley town centre. Funding for local policing is agreed through a number of means but is mainly through central Government funding and through local Council Tax Precepts.

9.2 Housing and employment growth can have an impact on how the services are planned and delivered and Lancashire Constabulary and/or the Police and Crime Commissioners for Lancashire and West Yorkshire were consulted at Issues and Options and Preferred Options stages to which no comments were submitted into the Local Plan process.

9.3 The Lancashire Combined Fire Authority is made up of elected councillors drawn from Lancashire County Council, Blackburn with Darwen and Blackpool Councils, and is responsible for providing a fire and rescue service in Lancashire, including fire safety enforcement, emergency planning and ensuring that the work of the fire and rescue service is efficient, effective and provides value for money. Lancashire Fire and Rescue Service is the service provider on behalf of the Lancashire Combined Fire Authority and Burnley is currently located in its Pennine region. There are currently two fire stations within the borough, at Station Road in Padiham, which is a retained fire station (firefighters not on site 24 hours a day) and at a purpose-built community fire station at Belvedere Road in Burnley which houses two whole-time fire engines and an Incident Response unit. The facility at Belvedere Road was built in 2013 and includes a training centre which can be used by community groups. The fire service was consulted on the Local Plan and no response was received.

9.4 The North West Ambulance Service (NWAS) provides 999 Paramedic Emergency Service, Urgent Care, Patient Transport Service (Cheshire, Merseyside, Cumbria, and Lancashire) and Major Incident Management across the North West. Within Burnley there is currently one ambulance station located just off Trafalgar St, close to Burnley town centre. Plans have been agreed for the Ambulance Station to move to a new site adjacent to Burnley Hospital, from where it can deliver a wider range of NWAS services and benefit from closer working with the hospital. The site on Trafalgar Street is earmarked for additional car parking for Manchester Road Station.

10. Health provision

10.1 In April 2013, NHS England Area Teams took over responsibility for the commissioning of Primary Care services, including GP Services. The Borough falls within the NHS England Lancashire Area Team.

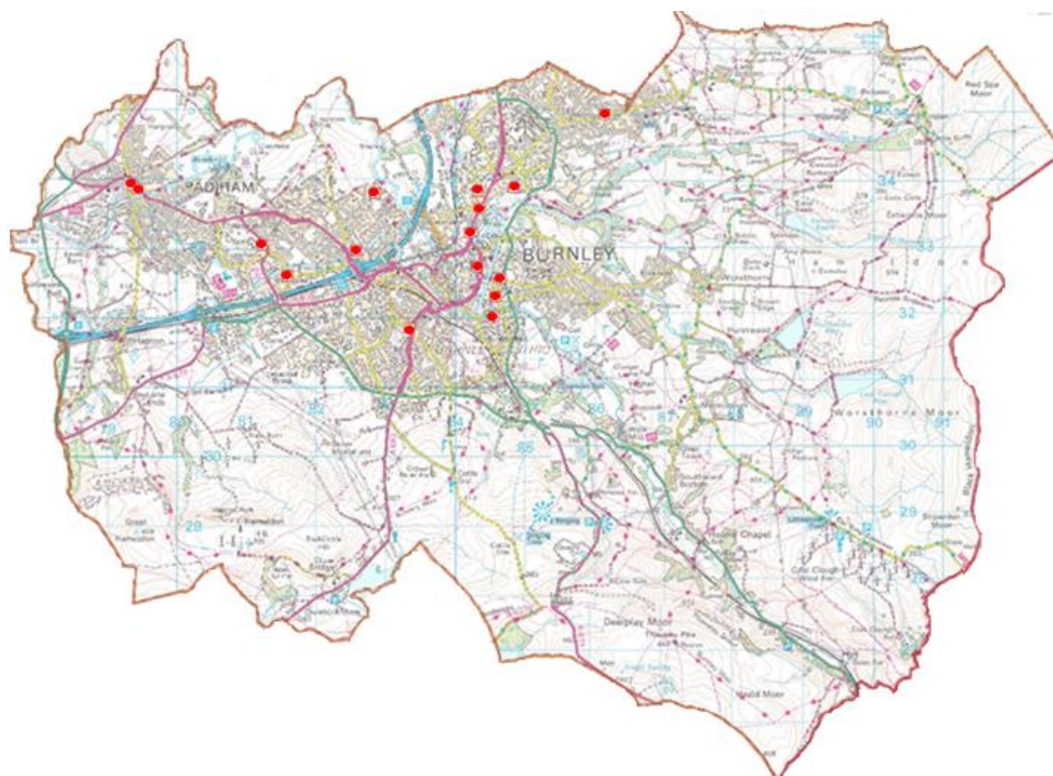
10.2 As part of the NHS reforms, Clinical Commissioning Groups (CCGs) were formed, Burnley falls within the East Lancashire CCG who commission local health services for Burnley, Hyndburn, Pendle, Ribble Valley (excluding Longridge) and Rossendale. CCG's are responsible for commissioning planned hospital care, rehabilitative care, urgent and emergency care, most community health services, and mental health and learning disability services. The CCG do not manage local NHS hospitals, which are independent trusts, however they commission many of the services they offer.

10.3 The East Lancashire CCG is split into five distinct localities, one of which being Burnley, and within Burnley there are three Integrated Neighbourhood Teams consisting of Burnley Central, East and West. The Integrated Neighbourhood Teams are made up of approximately 30,000 to 50,000 population and are well established in providing wrap-around support for patients with input from primary care, community services and the wider third sector.

Primary Health Care Services

10.4 There are 17 GP surgeries across the borough, which are identified on Map 4. These include:

Burnley Locality Integrated Neighbourhood Teams			
	GP Practice	Address	List Size (as of 01/01/16)
Integrated Neighbourhood Team - Central	Burnley Wood Medical Practice, Parliament St	50 Parliament St, Burnley, BB11 3HR	5875
	Oxford Rd Medical Centre	25 Oxford Rd, Burnley, BB11 3BB	4293
	Riverside Family Practice, St Peters Centre	St Peters Centre, 2 nd Floor, Church St, Burnley, BB11 2DL	4337
	Rosehill Surgery - St Peters Centre	St Peters Centre, 3 rd Floor, Church St, Burnley BB11 2DL	6101
	St Nicholas Group Practice, St Peters Centre	St Peters Centre, 3 rd Floor, Church St, Burnley BB11 2DL	9092
	Yorkshire St Medical Practice,	80 Yorkshire St, Burnley, BB11 3BT	5887
Integrated Neighbourhood Team - East	Briercliffe Surgery, Harle Syke	Briercliffe Road, Burnley BB10 2EZ	7728
	Colne Rd Surgery	36 Colne Rd, Burnley, BB10 1LG	4379
	Daneshouse Medical Centre	Old Hall St, Burnley, BB10 1LZ	3539
	Parkside Surgery, Colne Rd	Colne Rd, Burnley, BB11 1PS	9651
	Thursby Surgery, Thursby Rd	2 Browhead Rd, Burnley, BB10 2BF	7565
Integrated Neighbourhood Team - West	Fairmore Medical Practice, Branch Surgery in Padiham	Padiham Primary Health Care Centre, Station Rd, Padiham, BB12 1EA	733
	Ightenhill Medical Centre, Tabor St	Tabor St, Burnley, BB12 0HL	2228
	Kiddrow Medical Practice, Kiddrow Lane	Kiddrow Lane Health Centre, Burnley, BB12 6LH	4040
	Manchester Rd Surgery	187-189 Manchester Rd, Burnley, BB11 4HP	4701
	Padiham Medical Group, Burnley Rd, Padiham	36 Burnley Rd, Padiham BB12 8BP	12621
	Rosegrove Surgery, Rosegrove Lane	225-227 Gannow Lane, Burnley, BB12 6HY	4495



Map 4: GP surgeries across Burnley Borough Council

10.5 From reviewing currently available information, it appears that not all, but the majority of surgeries are accepting new patients.

10.6 During Local Plan consultations, NHS England and the CCG were consulted on the proposed growth within the borough, to which no comments were submitted into the Local Plan process.

10.7 During Local Plan development, there has been dialogue between Burnley BC and the East Lancashire CCG regarding the proposed growth in Burnley and the health services the CCG provide. The CCG accept that the Borough cannot stand still and that the development of better quality homes would have a positive health impact on residents. In addition, the development of more attractive aspirational homes may assist in workforce recruitment within the health sector. The CCG estimate that the growth proposed in the Local Plan may require an additional requirement of four whole time equivalent GPs, with associated nursing and administrative staff over the plan period. It is anticipated that this growth could be accommodated within existing practices and will not be required until later in the plan period. However, due to the challenging nature of working in the NHS in Burnley and East Lancashire, it is difficult to attract new staff into the area. It is proposed to review the situation annually with the CCG, to identify where pressures may exist and if we need to trigger developer contributions. This requirement is included in the IDS at Appendix 1.

10.8 If funding via the planning system is required to contribute to this increase in staff, Local Plan policy IC4: Infrastructure and Planning Contributions identifies health infrastructure as an appropriate matter to be funded by planning contributions, therefore, if required, it would be up to Development Management/the CCG to identify any contributions necessary on each planning application.

10.9 In terms of assessing the additional health services that a housing development would require, NHS England Lancashire Area Team would be informed of the proposed development at

pre-application/application stage which would enable them to work with local practices to identify possible solutions for meeting any increase in patient numbers.

10.10 Opticians and pharmacists are commercially driven and will locate where there is demand. Therefore there is less need to plan for these services.

10.11 There are 12 dental surgeries in the Borough and further growth will have an impact on both NHS and private dentist provision. As with opticians and pharmacists, dentists are also, to a certain extent commercially driven and will locate where there is demand.

Hospitals

10.12 Burnley General Hospital is the only hospital in the borough and is part of the East Lancashire Hospitals NHS Trust. It provides general and specialist medical and surgical services along with a full range of diagnostic (e.g. MRI, CT scanning) and support services and specialises in planned (elective) treatment.

10.13 The hospital includes an Urgent Care Centre for treatment of minor injuries and illnesses. It does not include an Emergency Department or supporting facilities such as out-of-hours intensive care, this is provided at the Royal Blackburn Hospital approximately 15 miles to the west.

11. Delivery

11.1 This section of the IDP includes the Infrastructure Delivery Schedule (IDS) which lists the infrastructure required to deliver the Plan. Where possible it identifies timescales, approximate costs, funding sources and delivery partners. Given the timescale of the Local Plan it is difficult to forecast potential funding sources beyond the immediate Spending Review Period to 2021 and the IDP will need to be reviewed and updated during the life of the Plan.

11.2 Infrastructure will be delivered in a number of ways:

- Directly by providers either individually or in partnership with statutory bodies and agencies;
- Directly by developers; or
- Through developer contributions

11.3 New infrastructure or contributions under Section 106 and Section 278 agreements will be sought only where necessary as set out in Policy IC4, balanced with viability.

11.4 At this point Burnley Borough Council has not agreed to develop and implement Community Infrastructure Levy, but this may change over the lifetime of the Local Plan.

11.5 It is recognised that contributions will not be sufficient to fund all infrastructure required to support planned development and Burnley Borough Council will work closely with relevant infrastructure providers and statutory bodies and agencies to access other funding sources and deliver infrastructure projects.

Infrastructure Delivery Schedule

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
Transport Infrastructure							
Road Infrastructure							
M65, J8. Signalisation, widening the east arm and southern circulatory link	£1,200,000	£800,000	£400,000	Growth Deal 1 Lancashire County Council Burnley Borough Council Highways England	Lancashire County Council	Before 19/20	Potential for additional funding contribution from Highways England
M65 Junction 9 southern roundabout: lengthen and widen eastern arm of roundabout to reduce queuing on Accrington Road and introduce right turn from North Roundabout to Westbound On-slip to reduce traffic on southern roundabout	£200,000	£200,000	£0	Growth Deal 1 Lancashire County Council Burnley Borough Council	LCC	2017/18	Fully Committed Scheme. This will provide sufficient capacity until at least 2021. After which further improvements will be required
Additional improvements to Junction 9, M65. Convert Bentley Wood Way roundabout to a signalised junction.	£1,200,000	£0	£1,200,000	Developer Contributions (EMP1/12 and EMP1/5) National Productivity Fund/Growth Deal/LEP funding	Lancashire County Council Highways England	Dependent on site delivery	LCC/HE and BBC will continue to monitor J9 and identify resources. The timing will be dependent on when employment sites at J9 come forward.
J 10 Northern Roundabout, signage/lane changes and MOVA modernisation	£5,000	£5,000		Highways England Lancashire County Council	Lancashire County Council Highways England	2018/19	Based on current housing and employment trajectories this will provide sufficient capacity until at least 2021

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
J 10, Northern Roundabout, additional lanes on eastbound off slip, widening of Padiham Road approach,	Unknown			Highways England, LCC	Lancashire County Council, Highways England	Unknown	LCC/HE and BBC will continue to monitor J10 and identify resources to implement a scheme if required.
J 10 Southern Roundabout, MOVA review, additional lane on Barracks Road exit and changes to junction f	Unknown			LCC, DfT	Lancashire County Council	2021	Based on current housing and employment trajectories this will provide sufficient capacity until at least 2021
J10, Southern Roundabout Phase 2	Unknown			LCC, DfT, LEP, Developer Contributions from EMP1/12 and EMP1/5		After 2021, depending on delivery	LCC/HA and BBC will continue to monitor J10 and identify resources to implement a scheme if required.
Improvements to M65 capacity	Unknown			Highways England/DfT	Highways England	Potential Road Investment Strategy RIS2 (2020-25) or RIS3 (2025-30)	Even without the Local Plan Growth there are capacity issues on the two lane sections of th M65. We will work with the relevant highways authorities and neighbouring authorities to develop solutions to deliver additional capacity on the M65
Rose Grove Junction A646/A679: Alteration of junction layout and signal technology upgrade to allow MOVA operated control.	£2,200,000	£1,500,000	£700,000	Growth Deal 1, Lancashire County Council Burnley Borough	LCC	2018/19	Fully Committed scheme

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
				Council National Productivity Fund			
Signalisation of junction of Westgate/Queens Lancashire Way, Burnley	£1,200,000	£1,200,000	£0	Growth Deal 1 Lancashire County Council Burnley Borough Council	LCC	2017/18	Fully Committed scheme
Junction of Active Way/Bank Top/Church Street, Burnley: Signal upgrade	£200,000	£200,000	£0	Growth Deal 1 Lancashire County Council Burnley Borough Council	LCC	2017/18	Fully Committed Scheme.
Signalisation of Princess Way/Active Way Roundabout, Burnley	£800,000	£800,000	£0	Growth Deal 1 Lancashire County Council Burnley Borough Council	LCC	2017/18	Fully Committed Scheme
Junction improvements at A6068/A678 Blackburn Road Junction	£2,250,000	£2,250,000	£0	Growth Deal 3	Lancashire County Council	Up to 2019/20	Fully Committed Scheme Delivery timetable to be associated with M65 Junction 8 Signalisation scheme due to requirements for improvements being linked.
Signalised junction at Pike Hill roundabout on Brownsie Road/Brunshaw Road	£80,000	£0	£0	Developer Contributions from sites HS1/15, HS1/20 HS1/31 & HS1/36	Lancashire County Council	Dependent on delivery	

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
Hapton: New Signal to canal bridge	£70,000			Lancashire County Council	Lancashire County Council		Completed 2016
Rossendale Road: New junction including carriageway realignment and new right turn facility on to proposed housing development	unknown			Developer site HS1/4	Lancashire County Council	Unknown	Timescale dependent on site coming forward
Lodge Mill/Barden Mill: junction and highway improvements to Barden Lane/Heald Road	Unknown			Developer Contributions from sites HS1/35 & HS1/37	Lancashire County Council	Unknown	Timescale dependent on site coming forward
Junction improvements to Brougham Street/ Oswald Street	Unknown			Contributions from sites EMP1/14, HS1/18 and HS1/29	Lancashire County Council	Up to 2032	Timescale dependent on when sites come forward
A682/A646 Junction. Mova installation, lane changes and signal improvements	£150,000	£0	£0	Developer Contributions from sites HS1/2, HS1/4 and HS1/28	Lancashire County Council	Up to 2032	Timescale dependent on sites coming forward
New junction and road improvements on Accrington Road in association with EMP1/5	Unknown			Developer site EMP1/5	Lancashire County Council	2023	Indicative timescale and cost based on estimated delivery of site
New junction on Rossendale Road in association with EMP1/1	Unknown			Developer site EMP1/1	Lancashire County Council		
Upgrade of Holme Road in association with EMP1/3	£100,000	£0	£0	Developer Contribution site EMP1/3	Lancashire County Council	2025	Indicative timescale based on estimated delivery of site
New junction and road improvements on Clifton Street/Hattersley Street in association with EMP1/7	Unknown			Lancashire County Council Developer	Lancashire County Council	Unknown	

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
				Contributions from site EMP1/7			
Cycling and Walking							
Balderstone Lane/Widow Hill Road: New on road cycle lane	£75,000	£75,000		Lancashire County Council Developer Contributions from site EMP1/4, EMP1/6 & EMP1/10	Lancashire County Council Developer Contributions	Up to 2032	Indicative timescale based on estimated delivery of site
Network 65 Extension (EMP1/5): Off or on road cycle link to existing route network	£100,000			Lancashire County Council Developer Contributions from site EMP1/5	Lancashire County Council Developer	2024-32	Indicative timescale based on estimated delivery of site
Shuttleworth Mead South: new walking and cycling links to connect the site with the Padiham Greenway, including signposting	£50,000	£0	£50,000	Developer Contributions from site EMP1/13.	Lancashire County Council Developer	2024	Indicative timescale based on estimated delivery of site
New/improved walking/cycling links on Rossendale Road	£150,000	£0	£150,000	Lancashire County Council Developer Contributions from site EMP1/1 & HS1/4.	Lancashire County Council Burnley Borough Council		Indicative timescale based on estimated delivery of site
New walking and cycling links between EMP1/12 and the existing route network on Lancaster Drive and the Padiham Greenway via the Burnley Bridge Business Park	£100,000	£0	£100,000	Contributions from site EMP1/12.	Lancashire County Council Burnley Borough Council		Indicative timescale based on estimated delivery of site
Public Transport							
Manchester Road Station:	£750,000	£750,000	£0	Growth Deal 1,	Lancashire	2018	Fully Committed Scheme

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
Additional car parking at Manchester Road Station				Lancashire County Council Burnley Borough Council	County Council		
Manchester Road Station: New Platforms and DDA compliant pedestrian crossing from between platforms	£2,000,000	£0	£2m	Network Rail National Station Improvement Fund	Lancashire County Council Network Rail Train Operator	2021 +	Subject to funding and business case
Rose Grove Station: Improvements, including additional car parking	£150,000	£150,000	£0	Growth Deal 1 Lancashire County Council Burnley Borough Council	Lancashire County Council	2018	Fully Committed Scheme
Electrification of Rail Network	Unknown			Network Rail, DfT, TfN	Network Rail Transport for Lancashire	2024+	
Education							
New primary schools or contributions to new places at existing primary schools	Unknown	No	Unknown	Developer contributions and DfE Funding	Lancashire County Council	2017-31	Timescales dependent on delivery of housing schemes
Additional secondary school places	Unknown	No	Unknown	Lancashire County Council Developer contributions	Lancashire County Council	2022-26	Indicative timescale based on trajectory.
Health							
Four whole time equivalent GPs, with associated nursing and administrative staff	Unknown	No	Unknown	NHS England Developer Contributions	NHS England East Lancashire CCG	2022-2032	Timescales dependent on delivery of housing schemes
Sports, Open Space and Green Infrastructure							

Project	Cost (£)	Committed funds	Funding Gap	Funding Source	Delivery partners	Delivery Timescale	Comments
New 3G football pitch at Prairie Village	£500,000	£0	£0	Burnley Borough Council Sport England Developer Contributions from site EMP1/3	Burnley Borough Council Sport England	2021 onwards	
Burnley Cemetery: Extension (phase 1)	£500,000			Burnley Borough Council Capital Fund	Burnley Borough Council	2016-2021	
Padiham Cemetery: Extension	£350,000			Burnley Borough Council Capital Fund	Burnley Borough Council	2025-30	
Address the absence of play provision in Brownside, Red Lees and Rowley residential areas by developing a new play area at Rowley as part of the Brun Valley Forest Park development	£18,000			Burnley Borough Council Capital Funding (Brun Valley Forest Park) External funding Planning Contributions	Burnley Borough Council Friends of Rowley	2017/18	
Improve provision on the following play areas: Calder Park, Barclay Hills, Thornber Gardens, Kibble Bank, Stoneyholme	£100,000			Burnley Borough Council play budget Ward Opportunities Fund External funding Planning Contributions	Burnley Borough Council Parks Friends Groups	2017/18	
Flood Alleviation							
Padiham Flood Alleviation Scheme	£4m	£3	£1	Environment Agency Growth Deal 3	Environment Agency	Up to 2019/20	£3m has been approved from Growth Deal 3 and £1m is sought from EA's Grant in Aid funding

www.burnley.gov.uk/residents/planning/planning-policies or contact:

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