

Appendix A - Draft Burnley Town Centre and Canalside Masterplan – Consultation Summary

The table below sets out the individual comments made on the Draft Burnley Town Centre and Canalside Masterplan by consultees, including the Town Centre Partnership, and includes a response from the Council on those comments.

	Section	Comment	Recommended Response
1	Strategy	Some great proposals to engage areas of the town with better transport links.	Noted.
		There is no need to add further leisure to the town centre as it already has a newly refurbished cinema, bingo, bowling, leisure centre with swimming pool and numerous gyms and eating establishments	Much of Burnley's leisure use is on the edge of or outside the Town Centre. Bringing these uses into the town Centre would be in line the National Planning Policy Framework. These uses would increase footfall, boost the economy and add to the vitality of the Town Centre.
2		Theatres Trust - The Trust recognises and appreciates the purpose and need of the Masterplan in guiding opportunities and development within Burnley, and we support its objective of enhancing the town centre as an important centre within Lancashire. The Masterplan identifies key opportunities and areas of growth over the next few years such as the anticipated growth of the UCLAN campus, delivery of new housing increasing the local population and the need to capture greater footfall and spend from supporters visiting Turf Moor.	Noted.
3		The Burnley Theatre Trust - The Burnley Empire Theatre Trust (BETT) are very much in favour of a better Burnley that would offer quality leisure, entertainment and culture within the town centre. We acknowledge that The Masterplan champions the need to "enhance the quality of buildings, streets and public realm making the most of the town's historic buildings and conservation area"; which we support and are therefore pleased to see the inclusion of the Burnley Empire.	Noted.
4		The National Trust - The National Trust supports the overarching objective of enhancing opportunities and growth for Burnley Town Centre, and welcomes the opportunity to comment on the Town Centre Masterplan. We have been in discussion with Burnley Council and other local stakeholders about the future of the Grade II Burnley Empire Theatre building and we make comments in relation to this site.	Noted.
5		Councillor Andy Fewings - The strategy fails to adequately deal with the position on the ground because it is not community led or driven. A significant community	Noted.

		design collaboration could and should have provided a more people-focused baseline on which consultants could build. Successful masterplanning should include early input from neighbourhood workshops, charrettes, a youth committee and ward surgeries in each electoral polling district with ward councillors invited. Too often people in Burnley feel that change is something done to them, rather than made by them. As a result the focus and importance to Burnley of its town centre lacks community buy-in or legitimacy.	
6	Retail Core	I love the idea for the cinema and shops in the heart of the town. Bringing together a better social opportunity for a mixed group of nights out and student use.	Noted.
7		I am concerned that the proposals lose car parks in an area which can be tough already for parking and you are taking car parks from both sides of town in Thompson centre and pioneer.	No net loss of car parking is proposed. Many car parks are underutilised. Additional proposals for car park signage and information have been included in the amended plan.
8		It's a shame the Council saw fit to get rid of all the Victorian style street furniture and band stand which complemented the Victorian buildings so well.	Noted.
9		It is good having a compact retail area. Greater diversity of shops would be very welcome. I also like shopping experiences where you can browse on the street and don't have to venture inside and be pressured into spending.	Noted.
10		I like the plan for Pioneer Place and think it will increase shoppers into this part of town. If there are to be changes to the ramps which service the market, then it would be good to make the river more noticeable.	Noted.
11		In addition to the shopping centre improvements and the Curzon street development, the Standish street/Barnes street/Parker street area provides an excellent opportunity to create a small 'branded' independent retail area within Burnley. An extreme example of branded independent retail areas would be 'The Shambles' in York or 'The Lanes' in Brighton. Of course, The Standish area is not full of historic buildings and is on a much smaller scale, but I'm using these examples to show the principle of a 'branded' area that if promoted correctly, could attract more shoppers into Burnley from wider communities and towns. Improvements would need to be made such as more pedestrian areas/streets and integration with the new development on Curzon street and shopping centre. A method of providing cheaper rents could be explored to help new & quirky, small independent shops thrive.	The masterplan includes proposals for public realm improvements to Standish Street (subject to funding). This is reflected in a new section on signage and wayfinding.
12	Victorian	To date no high quality accommodation has been created in the town centre - in	The masterplan identifies a range of opportunities

	Core	what way will further residential property be better?	for residential development including re-use of existing buildings, and sites mainly in the canalside area suitable for high quality apartments such as those recently completed at Sandygate, as well as town houses.
13		There is no demand for new office development in Burnley - get over it	Office use is an important part of ensuring the vitality of town centres under the National Planning Policy Framework. Encouraging office use in Burnley Town Centre would attract jobs, increase footfall and boost the local economy. The Local Plan also supports office use in the Town Centre, allocating the former Thompson Centre site under Policy EMP1/8.
14		The Empire Theatre will never be brought back into use as it is completely uneconomic. It is a blight on the whole area and should be demolished.	The Empire Theatre is a listed building. The Masterplan makes provision for a range of options including refurbishment, subject to viable proposals coming forward from a third party.
15		There definitely needs to be some work done to Chaddesley House - opposite the Town Hall. Could it be screened by tree planting?	Noted.
16		I agree with tree planting and pavement widening on St James Street West. Could the owners of the buildings around Ronnie's Taxis be given financial incentives to smarten up their buildings - specially the red brick building that was Windmill Models? It really lowers the tone of the whole area.	Noted. Re-use and refurbishment of these buildings is encouraged.
17		I would like to see an artists / students hub at The Empire. There are going to be hundreds of students many of whom are engaged in creative industries. This would be such an exciting place for them. Could funding be contributed by UCLAN?	The Masterplan makes provision for a range of options including refurbishment, subject to viability, or other uses.
18		The footpath expansions are a good idea, as they can provide more outside space for customers of bars and cafes, plus shoppers.	Noted.
19		Masterplan needs to provide greater clarity regarding the future of the Empire	Text amended
20		I agree with keeping the Victorian core intact. They are fine buildings.	Noted.
21		Theatres Trust - The Trust's interest in this Masterplan arises from the theatres within its boundary; the Grade II* listed Mechanics which is acknowledged by the Masterplan as drawing footfall into the town, and the Grade II listed Burnley Empire. The Empire is on the Trust's Theatres at Risk register, and is of great	Noted. The re-use of the Empire Theatre is encouraged.

		architectural and historic significance having been built in 1894 and reconstructed in 1911 by prominent theatre architect Bertie Crewe. Although in a poor and deteriorating condition, we strongly believe that restoration is achievable and that realistic options exist for returning the Empire to a positive use that would benefit Burnley and help meet the objectives of the Masterplan, the 2016 Burnley Town Centre Strategy and the recently adopted Local Plan.	
22		Theatres Trust - To that end we support the Intervention areas as defined. Both of the theatres fall within the Victorian Core, which will form the predominance of our focus within our response. This acknowledges the presence of “many fine listed buildings” and directly cites the Mechanics Institute as “the town’s main performing arts venue”. We do however believe the section would be strengthened by identifying significant assets such as the Empire and supporting their restoration and re-use from the outset. It should also set a framework for prioritisation of projects and interventions based on necessity and urgency, for example clearly the current condition of the Empire requires action to expedited.	Noted.
23		Theatres Trust - More generally, we also support interventions such as VC5 and VC7 which seek to enhance the public realm and the attractiveness of public spaces within Burnley.	Noted.
24		Theatres Trust - Whilst it is important that the Empire Theatre carries its own guidance within this document given the potential it offers Burnley and its condition, we object to the text for VC4 as currently drafted. We would strongly encourage the Masterplan to present a more positive portrayal of how the Empire might be revitalised. While we of course acknowledge the condition of the building presents challenges, the Masterplan appears too permissive of redevelopment of the site. The text and assessment of the Empire within the phasing section of the Masterplan is more pragmatic and acceptable to us, further underlining the need for revision within this section for consistency.	<p>The masterplan does not preclude the refurbishment and re-use of the Empire Theatre subject to a viable and sustainable scheme being developed by a third party. The text has been amended to make this clear.</p> <p>Longer term, should a refurbishment solution not be found then other options should be considered.</p>
25		Theatres Trust - We urge the Council to favour retention and enhancement of the building as a preferred position. We strongly believe retention of the Empire within a cultural or community use would positively benefit the town centre and St James’s Street in particular by acting as a cultural anchor around which other cultural and commercial activity can flourish. This will in turn enhance Burnley’s attractiveness as a place to visit, live and work. The nature and scale of the Empire means it can fulfil a role that supplements rather than competes with that of the Mechanics.	<p>The masterplan does not preclude the refurbishment and re-use of the Empire Theatre subject to a viable and sustainable scheme being developed by a third party. The text has been amended to provide clarity</p> <p>Longer term, should a refurbishment solution not be found then other options should be considered.</p>

26	<p>The Burnley Theatre Trust - The future of the Empire is our main focus and reason for commenting on the Town Centre & Canalside Masterplan but unfortunately, there doesn't appear to be sufficient focus on the potential reuse of the Burnley Empire. The building is in urgent need of being secured from the public who visit the dangerous vacant site regularly. The Grade II listed building is also in need of urgent repair after years of neglect and lack of care. We feel that the Burnley Empire has been massively undervalued with little regard for the cultural asset that it is. We believe that a restored and reused Burnley Empire is central to the development within the Victorian Core, key to town centre redevelopment and crucial for increasing footfall.</p> <p>BETT formed from members of the community in 2015 and in 2016 a Burnley Empire Stakeholders group was formed to determine a plan of action for East Lancashire's only purpose built Edwardian theatre. A Stakeholder Group comprising of Theatres Trust, BETT, Burnley Council, UCLAN, Burnley College and Burnley Civic Trust commissioned a Viability Study to establish if there was any viable way to restore the Burnley Empire and future uses. This study was carried out over two parts to consider what the options might be for the future use of the building within the context of the available market, operating context and economic issues. It was agreed that if no viable option for reusing the theatre was found as a result of the Study then BETT would cease and campaign efforts would end. The Viability Study actually concluded that there is a viable reuse for the Grade II listed building. The Report indicated an end use for the Empire as a multipurpose entertainment venue, through a phased and incremental project which is based within the community and with training at its core. The Study envisaged a project in 2 main stages – an initial phase to stabilise the building and make it water and weather tight, plus reopening the stage house element of the building as a temporary venue. The second phase, a longer-term restoration project, integrating training activities in all aspects of building development, management, construction, interpretation and conservation – a project that could allow students to be hands-on and to gain experience through the practical application of skills. The Study also highlighted the opportunities that the project creates for engaging the community in learning about heritage and in increasing community engagement with the development as discrete aspects of the building are restored and interpreted.</p>	<p>The masterplan does not preclude the re-use of the Empire Theatre, and the Council would welcome a viable and sustainable solution from a third party.</p> <p>The study has been used to inform the masterplan.</p>
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27	<p>The Burnley Theatre Trust - VC4 is an extremely poor misrepresentation of the value of the Burnley Empire within the town centre. The guidance acknowledges that the Grade II listed building would require input from both the Environment Agency and Historic England yet fails to acknowledge statutory input from Theatres Trust who are, the National Advisory Public Body for Theatres in the United Kingdom. Historic England have listed that the Burnley Empire is a 'Good example of Edwardian theatre design, and now a rare survival in a provincial industrial town: one of five built in Burnley 1876-1908.' As the last surviving Music Hall in the town it is also the only theatre of it's kind left standing throughout the whole of East Lancashire which is a unique quality of the Empire. The historic gem was once a significant part of the town and as a Music Hall of Variety it was designed for multi-use programmes accommodating a variety of entertainment and still retains these qualities today if restored and updated. Further to the Historic England's list entry detailing the Grade II listed building it is important to acknowledge 'the principal feature of interest is the interior, which retains most of the structure and decoration of 1911: a wide segmental proscenium arch with moulded plaster surround, panelled spandrels and central crest; a large projected two-tier box on each side, with an elaborate architrave including partly-fluted columns with composite capitals and an entablature with a corrupt-leaf frieze and dentilled cornice, and projected bow-fronted boxes with moulded plaster decoration, the lower with three rectangular panels and a central cartouche and the upper with stylised Graeco-Doric band round the bottom, a band of enriched geometric panels in the centre and a bead-and-reel cornice; two curved galleries, the upper set back, with raked seating and decoration matching that of the boxes; panelled side walls, and pilasters with festoons and foliated capitals; and a coffered ceiling with a bow-ended central compartment and dentilled enrichment'.</p> <p>VC4 also regrettably suggests that the building is capable of providing office space which is unconventional and ignorant to the nature of the historical building whilst disregarding the elegant historic interior. BETT believe that restoration of the Empire could catalyse surrounding business development and improve the local quality of life and retain an exquisite place for future generations. Whilst the Burnley Empire stands in a declining condition a potential viable future has been established and both Theatres Trust and National Trust</p>	<p>The Masterplan makes provision for a range of options including refurbishment, subject to viability, or other uses.</p> <p>The masterplan does not suggest that the building is suitable for Office use but that should a restoration not be feasible that the site could be used for a range of alternative uses including office.</p>
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		along with BETT are currently working towards securing a way forward to restoration and reuse. We suggest that the Masterplan could reconsider the Burnley Empire's importance and discusses the project further with current Stakeholders, BETT object to the current drafted information. It is clear that there is a lack of understanding of the Empire and the sites great historical significance and integrity	
28		Theatres Trust - As articulated previously, we support the refurbishment of the Mechanics Institute and welcome that it is envisaged within an earlier phase. While we accept that delivery of any solution for the Empire will be a longer-term project, the state of the building is such that a resolution for its future will need to be prioritised to prevent further degradation of the building and its historic fabric and features of significance. We would therefore strongly encourage the Masterplan to advocate the convening of a Charitable Incorporated Organisation or other such group within the 1st or 2nd phase. This is not to say that any project with the Empire is completed in its entirety at one time; potentially it could be restored and brought back to use in phases.	Noted.
29		The Burnley Theatre Trust - Burnley Empire is not an overnight project and we welcome the solution of a long term project involving the community and education. We would also welcome further BBC support and understanding of the project.	Noted.
30		The Burnley Theatre Trust - Building on UCLan expanding their campus there needs to be something else to attract students to the town and a restored Burnley Empire could add a unique appeal to the town. An opportunity to discuss all aspects of the Burnley Empire further with BETT would be greatly appreciated.	Noted.
31		<p>The National Trust would like to see the Masterplan present a more positive view of the Burnley Empire to recognise its architectural and historical significance and link this heritage with the town's regeneration ambitions. There is great potential for the Burnley Empire to be restored and repurposed to enhance the town centre offer for both its local community and visitors. We object to the text for VC4 as currently drafted and strongly urge the Council to favour retention and enhancement of the building as a preferred position.</p> <p>The National Trust believes that it will be possible to develop an economically viable plan for the Empire that will improve the Burnley destination offer, attract visitor footfall, and provide public access and community enjoyment. We believe</p>	Noted. Text amended to make clear that a viable and sustainable proposal would be welcomed.

		that a slow restoration is feasible, and our discussions with UCLAN and Burnley College point to opportunities for student and civic participation and training through building and conservation volunteering. We would like to see the Masterplan provide a more positive view on the Empire to help attract potential investors and build supportive partnerships.	
32		<p>The National Trust encourages a stronger emphasis on the combined value of Burnley's heritage assets for regeneration. We support the Masterplan Project VC2 to enhance the condition of the Mechanics, and to diversify its use to accommodate training and education. The shape and size of the Empire would create a substantially different and complementary proposition to the Mechanics, and both venues in tandem could improve Burnley's destination offer and subsequent pull of economic investment to the town and region.</p> <p>The National Trust strongly urges that the Masterplan highlights the importance the Burnley Empire as a valuable heritage asset, with a focus on retention and enhancement over redevelopment.</p> <p>The National Trust - would encourage further engagement on the plans for Burnley Empire.</p>	Noted. Text amended to make clear that viable and sustainable proposals would be welcomed.
33		National Trust - In the short-term, an agreement on the future of the Empire will need to be prioritised to prevent further degradation of the building and its historic fabric and features of significance. The restoration of the building itself will likely need to be longer term and phased.	Noted.
34	Canalside West	Looks good for students in town and good accommodation. Again parking springs to mind as I am struggling to see where people are going to come in from?	Noted.
35		The expansion of Uclan is fantastic and the development of the sites along the Canal Side West could create a university campus that can serve students in the town for a long period of time.	Noted.
36		Burnley Theatres Trust - CW3 supports a Theatre / Music Venue development new build, potentially in the form of 'Locus arena and convention centre'. BETT are concerned about the impact that this could have on both Burnley Mechanics and Burnley Empire. We feel that this needs to be more detailed.	Locus is a private sector lead proposal of a different scale and purpose
37		The National Trust encourages the Council to fully assess the new build Locus Arena (CW3) versus the restoration of the Burnley Empire. Substantial costs would be incurred on both projects, yet in the absence of a viability study the	Locus is a private sector lead proposal of a different scale and purpose.

		<p>success of a large capacity venue is unknown and perhaps unrealistic given local competition. Interestingly, Derby Council has scaled back plans for big new arena development in favour of enhancing a smaller, existing site. The Burnley Empire could fulfil the same function as the Locus at a more serviceable scale and provide a heritage offer at the same time.</p>	
38		<p>Councillor Andy Fewings - Twenty percent of the plan covers the electoral ward of Trinity. The canal side is being cherry picked from the ward to prop up this Strategy, carving out the most deprived areas of the ward. A "Trinity Dividend" needs to be spent locally, perhaps from Section 106 money generated from development. That dividend is needed to prepare the area for the arrival of its new neighbours (extra recycling and waste facilities, security, CCTV and lighting etc) and to bring empty properties back into use for students. We would all welcome students to the town but provision for the interface with elderly residents in the Piccadilly and Coal Clough areas needs to be made as students and the existing residents will have very differing lifestyles. Also, student accommodation attracts crime due to the higher proportion of valuables in their living spaces. There are no case studies of the challenges found in other towns and cities due to pockets of high student populations. E.g. I think Manchester now limit HMO licences per street to prevent "student-only" streets developing. Students that are fully integrated into the community are more likely to bring non-fiscal benefits, put down roots locally and be welcomed by their neighbours. Landlord licensing may also be appropriate and there was a missed opportunity to include this in the recent selective licensing consultations.</p>	<p>The Canalside Area included in the masterplan is the area defined as the Canalside Conservation Area. Whilst part of the administrative Trinity Ward, the Canalside Area has its own unique characteristics, and has an important interface with the Town Centre.</p>
39		<p>Councillor Andy Fewings - UCLAN Financial Covenant. The town centre and Trinity areas will want to welcome students, but the entire foundation of this master plan is based on UCLAN bringing students. No contingency for circumstances if UCLAN fail to deliver is made. There also appears to have been no assessment of their financial means to deliver the vision. The failure of the technical college in Victoria Mill is still very much in people's minds locally. What assurances are to be given that money spent (again) by the Borough to attract an HE partner is not being wasted?</p>	<p>UCLan has been engaged fully in the development of the masterplan.</p>
40	Canalside East	<p>The canal side East developments are well needed, as these areas have sat empty for a long time and are an eye sore.</p>	<p>Noted.</p>
41	Eastern Gateway	<p>I am disappointed that the old Sainsburys site (now housing TK Maxx) and a disused car park along the canalside are not included in the master plan. This</p>	<p>The old Sainsbury's site sits outside Burnley Town Centre as defined in the recently adopted Local</p>

		area falls within my ward and residents have raised their concerns at it being left out. This area is part of the town centre and if left out could have a detrimental impact on local residents and the properties nearby. Residents would like it included as part of the town centre master plan.	Plan and Canalside Conservation Area, so is not included in the Town Centre and Canalside Masterplan.
42		The Canalside Community Association and residents have requested that an area of Bank Hall Ward, known as "Top of the Town" is included in the masterplan	This area sits outside the Burnley Town Centre boundary as defined in the recently Adopted Local Plan and the Canalside Conservation Area, so has not been included in the Masterplan. This does not preclude development, in line with the local plan policies, coming forward in this area.
43		The fortunes of BFC go up and down so not really a reliable platform on which to build	The Eastern Gateway forms a historic gateway into Burnley Town Centre. As founding members of the football league, the football club has always been a source of pride, and a focal point for Burnley and the wider East Lancashire area. It has regularly attracted crowds of over 15,000, even in lower divisions.
44		Regarding the eastern gateway (approach to Turf Moor) the experience is enhanced by the street vendors and I think it important that this is maintained.	Noted.
45		Potential need for selective demolition along Yorkshire Street	The masterplan does not preclude selective demolition
46		<p>I agree that the subway linking the town centre and Yorkshire Street is very uninviting and desperately needs upgrading especially as it is so near the bus station. I like the idea of encouraging more pedestrians to use this link to Turf Moor and hopefully the whole scheme will encourage more people to go by bus on match day in order to reduce traffic. Could Turf Moor be invited to find ways to encourage more people to walk or cycle to the match?</p> <p>I would like to see the subway linking the town centre and Yorkshire Street acted upon sooner rather than later. I would like to see the transport impacts that I have mentioned addressed as soon as other developments are underway, and indeed for the impact on traffic to be considered as core to all other developments otherwise anything that develops is going to be choked by traffic.</p>	Noted.
47		The Eastern Gateway is an important area of the town as it connects the town centre and Turf Moor. Proposed improvements are great, but the timescale on	Noted.

		the improvements the shop fronts/buildings and footpaths could be quicker as this is a regular route used for current visitors to the town.	
48	Transport	I would like to see positive provision for safe cycling routes incorporated into the plan at a strategic level.	Sustainable travel is important part of the adopted Local Plan.
49		Need for traffic lights on Centenary Way Roudabouts to reduce congestions	This has already been completed
50		Need to address congestion around Trafalgar Street/Manchester Road Roundabout	Amendment made to transport section
51		The transport projects are good. The extension to parking at Manchester Road Station is very much needed so this is welcome news. Burnley Central & Burnley Barracks are, as mentioned, in need of refurbishment. However I think the delay to develop until the decision on whether the Colne-Skipton line is reinstated is wise, as long as development of the stations are made quickly if train services do extend on the line.	Noted.
52		It is an exciting vision that will result in more people living in the town centre and bring more visitors to Burnley, which is all good. However while more parking is mentioned, as well as improving the pedestrian experience, there is no mention of the increase in vehicle traffic which is bound to occur. There needs to be a plan for this and Burnley could really put itself on the map by providing free bus transport which would virtually eliminate all traffic problems, make the air quality much better (especially important given the high incidence of lung disease in the town), and contribute to high levels of social integration. It is being tried in a number of French towns: See https://www.theguardian.com/cities/2018/oct/15/i-leave-the-car-at-home-how-free-buses-are-revolutionising-one-french-city which is resulting in a small revolution. In addition it would be wonderful to have more work done on our cycle networks through the town - especially along the canal from Gannow Tunnel to Colne Road to encourage more people to cycle into town, but also making it clear that cycles can be used in the pedestrianised areas.	Support noted. Proposals will be developed in conjunction with the Local Highway Authority. Free bus services are not financially viable.
53		Councillor Andy Fewings - Cycling - is not mentioned once in the document. Walking also needs a higher importance in the town centre. This is balanced with multiple references to parking and individual car use (none of which are electric or refer to electric charging points). Active travel (walking and cycling) should be pivotal to the town centre master plan to increase the health and well-being of residents and reduce traffic, congestion and air pollution. Focussing on these issues can also increase access for people with mobility and sight difficulties.	Noted.

54		Councillor Andy Fewings - Traffic and congestion is also not mentioned. If more parking spaces are built, as is proposed, then it will attract more and more car users and traffic. This "induced demand" is a well known phenomena. Carbon-reducing public transport needs to be encouraged and given priority. Residents can't even get a mirror installed to aid road safety in Trinity ward in the name of austerity. There is no mention of the increased pressure for parking or congestion caused by 2,000 extra student cars. It also ignores the needs of those residents who cannot afford cars and are dependent on public transport.	No net additional car parking places are proposed.
55	Phasing and Economic Benefits	Looks achievable. I love to see any improvements for the town and I think Burnley achieve this well already. I am confident that this will happen and will be good.	Noted.
56		Anything longer than 4 years is too far in the future to accurately forecast	Noted.
57		<p>I understand there will be a lot of complications within developments across the Master Plan such as ownerships, planning permissions, finances and numbers of workforce on each development, but I feel the timescale is quite long. Some of the developments are not timetabled to start for 8/9/10 years, which could mean completion of over 10 years from now.</p> <p>Having read through the master plan and its developments, I feel the Uclan campus on the Canal side West is the only area that merits a slow and longer development as it is dependant on the student numbers growing. The other developments, could build/refurbished alongside the same timescale each other.</p> <p>An example of this is the Healey Royd & Finsley Mill projects. The Healey Royd development is not projected to start until 2023, and the Finsley Mill development until 2026. I feel that these projects could be delivered sooner, due to the sites being empty and the developments only being residential dwellings.</p>	Noted. The timescales are realistic.
58	General comments	A good proportion of any monies needs to be put into making the places safe to be in and ensure that certain demographics do not spoil this for others. The one downside of Burnley is a growing amount of nuisance groups spoiling the experience.	Noted.
59		There is no quality green space in the town centre whatsoever - why do you need to build on every last bit even the small area of grass next to the bus station?	Burnley Town Centre has a number of high quality public spaces, and award winning historic park are in very close proximity.

60		<p>1. Given the huge challenges presented by global warming I think our development strategy should incorporate design that minimises energy use and if possible contributes to the electricity grid.</p> <p>2. I applaud the emphasis on pedestrian access etc.</p> <p>3. I would like to see some "low cost premises" provision for start-up businesses. It is difficult to tell from the document how affordable the various developments will be for the differing sectors.</p>	Noted.
61		Theatres Trust - We would welcome and encourage further engagement on the development of this Masterplan, and plans for the Mechanics and Empire in particular, as a stakeholder and statutory consultee.	Noted.
62		All good - but please think of the traffic and encourage more cycling and walking.	Noted.
63		I think that a music venue/theatre in Burnley (bigger than the Burnley Mechanics) should be a higher priority, whether it is the refurbishment of the Empire Theatre, or the Locus Arena. A music venue/theatre would be a fantastic addition to the Burnley nightlife, alongside the Curzon street development, and provide the wider community and nearby towns a reason to visit Burnley town centre.	Noted.
64		Finally, I think the former County Court building on Bankhouse Street needs to be addressed. The building is empty and an eye sore as it can be seen from the ring road (Active Way). It is also next to the Curzon street development which will attract visitors to the area. Ideally the building should be refurbished, whether through the council or private investor and could be used for residential, office or leisure use.	Noted. There is an existing planning permission for residential use.
65		The National Trust would like to draw your attention to the requirements under the National Planning Policy Framework (NPPF) paragraph 185 which states: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. The council should look to address these points in the document.	The enhancement of the historic environment, particularly in the Victorian Core and Canalside areas is promoted and encouraged in the masterplan.

66	<p>Councillor Andy Fewings - The masterplan document has been put together by external consultants. It uses corporate jargon, acronyms and statistics that are unreferenced, there are no sources and no evidence or case studies are provided. It is a huge file size and is completely unmanageable as a consultation document. This is clearly understood as attempts have been made to break this up into sections online, but there seems no reason why a lower quality document with fewer large images could not have been provided by the consultants. I would question how many people were able to engage with this consultation as a result. Will figures for engagement levels be made available?</p> <p>Councillor Andy Fewings - The proposed masterplan is peppered throughout with undefined, unsubstantiated, un-evidenced references to 'growth'. Do the authors mean economic, job, or population growth etc? Growth is consistently being used as a shorthand for improvement, yet it is not a useful an indicator of success for any town. Quality of life, well-being, happiness, cultural capital, attraction of graduates and entrepreneurs, life expectancy, multiple indices of deprivation, childhood obesity etc would be better indicators how the town is 'growing'. This indicates to me that this is absolutely the wrong starting point and approach for a really ambitious and creative planning process.</p>	<p>The maps, plans and images are a vital part of the masterplan, and a text only version would have made no sense. The consultants have engaged with a wide range of stakeholders, and have carried out an extensive baseline assessment in which proposals are made.</p>
67	<p>Councillor Andy Fewings - Art and cultural capital takes a major back seat. Once again here is a document that sees culture as an afterthought or decorative embellishment to the town. Instead of a driver for investment, it is seen as an aftereffect of it. Significantly, the strategy is generally positive in tone and slow to point out strategic pitfalls, except when referencing the Burnley Empire Theatre, which it is at pains to portray negatively. It is not for Burnley Borough Council to deny the town and future generations its most significant cultural heritage site. Students are simply not going to flock to the Mechanics to watch tribute acts with the retired community. The town urgently needs a broader, younger, alternative cultural offer (something which it has had historically). The plan completely fails to recognise the role of culture and the arts in the town centre and the power it has in terms of sustainable job creation, attracting visitors, improving the built environment and improving well being through experiencing cultural capital. Some residents feel that Burnley Borough Council is supporting secretive white elephant new build cultural venues, projects with no local support and no vision to drive them forward beyond entrenched business</p>	<p>The masterplan identifies the Mechanic as an important cultural and heritage asset.</p> <p>Regarding the Empire Theatre, the Council would welcome viable, sustainable and deliverable re-use solutions from third parties. The text has been amended to provide clarity on this.</p>

		interests. As a ward councillor, I am unfortunately not entirely in the picture on what they are referring to, which is unhelpful for all involved. At the heart of the masterplan for the town centre should be an immediate move to support the National Trust's efforts to save the Empire, with real local creative energy in the driving seat.	
68		Councillor Andy Fewings - The Intergovernmental Panel on Climate Change has recently published a damning report stating unequivocally that we have 12 years to make the necessary changes to avoid climate collapse. This plan covers far more than the next 12 years. Therefore the omission of carbon reduction, sustainable transport, sustainable development and climate change mitigation measures is gross negligence. Apart from one vague and sweeping reference, it is completely silent on energy efficiency, carbon reduction and sustainable development. The plan needs an urgent review by specialists with the expertise to advise the council on sustainable development as the current plan is a complete dereliction of duty in respect of Climate Change obligations.	These matters are covered in the recently adopted Local Plan, against which detailed proposals would be assessed.
Town Centre Partnership Comments			
1.	Strategy	Overall support for general direction of the masterplan	
2.	Retail Core	Need to generate footfall in secondary/independent shopping areas such as Keirby Walk, Standish Street.	Amends made to include signage and wayfaring strategy
3.	Victorian Core	No comments	
4.	Canalside	No Comments	
5.	Eastern Gateway	Need to address Keirby Hotel and Public Realm improvements to Keirby Walk area	The masterplan has sought to balance being aspirational with what is deliverable.
6.	Transport	Comments regarding future availability, location and cost of parking	There is no net loss of car parking over the plan period. In the short to medium terms there is capacity for car parking in the town centre. Should all sites come forward there is a requirement for a new car park – this is acknowledged in the masterplan. Signage strategy added to transport section to better signpost car parks.
7.		Instate two way slips at Junction 11 to alleviate traffic from Junction 10.	Not feasible
8.		Concerns re congestion and pedestrian crossing at Trafalgar St/Manchester Road Roundabout	Amendment made to transport section

