

Burnley Town Centre and Canalside Masterplan

REPORT TO EXECUTIVE



DATE	18/09/2018
PORTFOLIO	Economy and Growth
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PURPOSE

1. The purpose of this report is to seek member approval to publish a draft Town Centre and Canalside masterplan for consultation.

RECOMMENDATION

2. It is recommended that the Executive approves the draft Town Centre and Canalside masterplan for consultation as set out in section 13 of this report.

REASONS FOR RECOMMENDATION

3. The Town Centre and Canalside Masterplan provides a vision for future development and the strategic context to give funders, landowners and private investors' confidence to invest. As a non-statutory masterplan it will have limited weight in determining planning applications.

SUMMARY OF KEY POINTS

Background

4. Following a competitive tender process in summer 2017, Burnley Council appointed BDP an international practice of architects, planners and urbanists, together with commercial property specialists BE Group and transport planners Urban Flow to develop a masterplan for the Town Centre and Canalside areas. The work has been jointly funded by BBC, Homes England, One Public Estate and Burnley Football club. The project has been overseen by a steering group including BBC, UCLAN, Burnley Football Club and LCC. This work has now concluded in the production of the draft Town Centre and Canalside Masterplan for consultation.

Policy Context

5. In 2016, the Council adopted a town Centre Strategy. This documents sets out the Councils Vision and Objectives for the Town Centre. The masterplan builds on this strategy setting out a spatial framework, including a transport and public realm

framework, and identifying key development opportunities to be brought forward.

6. Enhancing and developing Burnley town centre's role as a sub-regional commercial centre is an objective in the submission Local Plan. In line with the required of the National Planning Policy Framework (NPPF) the Local Plan establishes Burnley Town Centre as the primary focus for retail, office, leisure, civic and cultural uses in the Borough. Policy TC1 prioritises the town centre as the principal location for the main town centre uses and identifies a requirement for an additional 35,000sq ft of comparison town centre retail space over the plan period.
7. The submission local plan also includes a separate policy (TC5), with regard to the Weavers Triangle, referred to in the masterplan as Canalside. The policy promotes a vibrant and sustainable mix of uses within the Canalside area including residential and town centre uses of a type and scale that would not undermine the "town centre first" approach and that supports the regeneration of the area and is heritage assets.
8. The Town Centre and Canalside masterplan does not replace existing planning policy, but seeks to add clarity and further guidance. It has been developed in accordance with the Local Plan taking into consideration relevant policies and can be used as a material consideration in determining planning applications.

Key Drivers

9. The master plan builds on recent investment including; the £3.5m public realm scheme along St James Street, private investment by the owners of the Charter Walk shopping centre attracting a new Primark Store. The Master Plan, produced by BDP and BE Group, identifies five key drivers in the town centre:
 - UCLANs ambitious plans to expand the number of students studying in Burnley to 4000 by 2025;
 - Positive signs of an emerging market for town centre and canalside living;
 - Rationalisation and modernisation of the public sector estate;
 - An under-represented Leisure retail sector including branded restaurants, cafés and bars;
 - Burnley Football Club which draws in average crowds of around 20,000 and plays a key part in the town's visitor economy.

Intervention Areas and Key Projects

10. The plan identifies a number of intervention areas and projects where investment could have a transformational impact. Short to medium term proposals include the redevelopment of the Curzon Street site for leisure/retail and further development around Sandygate to provide student accommodation to support UCLAN's growth proposals.
11. Longer term schemes include further residential development including conversion of offices in the Victorian Quarter and new-build and conversions along the canalside. Proposals for the canalside area incorporating the former George Street Mill and King Street Car Park sites include scope for the future expansion of the university to accommodate both academic space and student accommodation. New grade A office accommodation, subject to demand, is proposed on the former Thompson Centre site, alongside a Youth Zone on Croft Street. The masterplan also proposes further

investment in public realm, with specific proposals for Curzon Street and Todmorden Road to create link between the town centre and the football club subject to securing external funding.

12. Over the life of the master plan, to 2032, it is anticipated that the implementation of the proposals will deliver:

1070 new jobs
£100m GVA pa
£1.05m new business rates
583 new homes

13. It is proposed to publish the draft masterplan for consultation over a five week period, allowing the public, key stakeholders and town centre businesses an opportunity to shape the final draft which will be brought to Executive in November for approval. A copy of the consultation masterplan together with a feedback form will be placed on the Council's web site and be available to view at the Contact Centre and Burnley Library. A drop in session will be held in the town centre (date and venue to be confirmed) and a presentation and Q&A session will be held at the October meeting of the Town Centre Partnership.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

14. There are no financial implications. Following the consultation more details on the financial implications of priority projects will be provided.

POLICY IMPLICATIONS

15. The Masterplan supports the Council's Corporate Objectives on Places and Prosperity.

DETAILS OF CONSULTATION

16. The following organisations have been consulted on the draft plan UCLAN, LCC and Burnley Football Club.

BACKGROUND PAPERS

17. *None*

FURTHER INFORMATION

PLEASE CONTACT:

ALSO: