

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

These *Proposed Main Modifications* are changes to the Submitted Plan that the Inspector has indicated he considers necessary to make the submitted Plan 'sound'. These modifications are issued for consultation from 9 March 2018 to midnight on Friday 27 April 2018.

Main Modifications are proposed without prejudice to the Inspector's final conclusions on the Local Plan which will take account of the representations submitted in response to the consultation.

Each modification has a unique reference number shown in the left-hand column of the schedule which should be quoted in any response. The proposed modifications would result in a number of changes to the Policies Map – these are shown in a separate Schedule of Maps.

The modifications are shown in the traditional manner of ~~strikethroughs~~ for proposed deletions and underlining for proposed additional text; with any necessary explanation shown in *italics*.

Main Modification Reference	Plan Reference	Existing Text (where relevant)	Proposed Text (where relevant)		
MM1	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.	1) Over the 20 year period from 2012 to 2032 provision will be made to deliver <del>around a minimum of 4,180</del> <u>3,880</u> net additional dwellings, equating to an indicative average of <del>209</del> <u>194</u> dwellings per annum.		
		a) Net additional dwelling requirement 2012- 2032	4,180	a) Net additional dwelling requirement 2012- 2032	<del>4,180</del> <u>3,880</u>
		b) Completions: 1 April 2012 to 31 March 2016	(646)	b) Completions: 1 April 2012 to 31 March 2016 <del>7</del>	<del>(646)</del> <u>(872)</u>
		c) Demolitions: 1 April 2012 to 31 March 2016	(174)	c) Demolitions: 1 April 2012 to 31 March 2016 <del>7</del>	<del>(174)</del> <u>(199)</u>
		d) Net Additional Dwellings provided: 1 April 2012 to 31 March 2016 [b) minus c)]	472	d) Net Additional Dwellings provided: 1 April 2012 to 31 March 2016 <del>7</del> [b) minus c)]	<del>472</del> <u>673</u>
		e) Commitments:		e) <u>Re-occupation of empty homes: 1 April 2012 to 31 March 2017</u>	<u>148</u>
		i) Of which number of remaining units on sites under construction as at 31 March 2016	492	e)f) Commitments:	
		ii) Of which developable sites with planning permission under the 0.4 ha allocation thresholds as at 31 March 2016 <sup>23</sup>	142	i) Of which number of remaining units on sites under construction as at 31 March 2016 <del>7</del>	<del>492</del> <u>678</u>
		iii) Other Commitments <sup>24</sup>	108	ii) Of which developable sites with planning permission under the 0.4 ha allocation	<del>142</del> <u>114</u>
		f) Allowance for brownfield Windfalls on sites under 0.4 ha - 1 April 2018 to 31 March 2032 <sup>25</sup>	364		

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	<table border="1" data-bbox="474 193 1249 308"> <tr> <td data-bbox="474 193 539 236">g)</td> <td data-bbox="539 193 1115 236">Re-occupation of empty homes</td> <td data-bbox="1115 193 1249 236">120</td> </tr> <tr> <td data-bbox="474 236 539 308">h)</td> <td data-bbox="539 236 1115 308">Residual Requirement to be met by site allocations</td> <td data-bbox="1115 236 1249 308">2,482</td> </tr> </table> <p data-bbox="474 328 1249 387"><b>2. The housing requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.</b></p>	g)	Re-occupation of empty homes	120	h)	Residual Requirement to be met by site allocations	2,482	<table border="1" data-bbox="1285 193 2078 507"> <tr> <td data-bbox="1285 193 1350 236"></td> <td data-bbox="1350 193 1942 236">thresholds as at 31 March 2016<sup>*</sup></td> <td data-bbox="1942 193 2078 236"></td> </tr> <tr> <td data-bbox="1285 236 1350 308">iii)</td> <td data-bbox="1350 236 1942 308">Other Commitments<sup>*</sup></td> <td data-bbox="1942 236 2078 308"><b>108</b> <b>51</b></td> </tr> <tr> <td data-bbox="1285 308 1350 373">f)g)</td> <td data-bbox="1350 308 1942 373">Allowance for brownfield Windfalls on sites under 0.4 ha - 1 April 2018<sup>9</sup> to 31 March 2032<sup>*</sup></td> <td data-bbox="1942 308 2078 373"><b>364</b> <b>338</b></td> </tr> <tr> <td data-bbox="1285 373 1350 438">g)h)</td> <td data-bbox="1350 373 1942 438">Re-occupation of empty homes</td> <td data-bbox="1942 373 2078 438"><b>120</b> <b>80</b></td> </tr> <tr> <td data-bbox="1285 438 1350 507">h)i)</td> <td data-bbox="1350 438 1942 507">Residual Requirement to be met by site allocations</td> <td data-bbox="1942 438 2078 507"><b>2,482</b> <b>1,798</b></td> </tr> </table> <p data-bbox="1285 528 2078 587"><b>2. The housing requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.</b></p>		thresholds as at 31 March 2016 <sup>*</sup>		iii)	Other Commitments <sup>*</sup>	<b>108</b> <b>51</b>	f)g)	Allowance for brownfield Windfalls on sites under 0.4 ha - 1 April 2018 <sup>9</sup> to 31 March 2032 <sup>*</sup>	<b>364</b> <b>338</b>	g)h)	Re-occupation of empty homes	<b>120</b> <b>80</b>	h)i)	Residual Requirement to be met by site allocations	<b>2,482</b> <b>1,798</b>
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Policy SP2 Supporting Text	<p data-bbox="474 616 1272 643">Objectively Assessed Need</p> <p data-bbox="474 663 1272 951">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.</p> <p data-bbox="474 975 1272 1066">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:</p> <ul data-bbox="474 1090 1272 1313" style="list-style-type: none"> <li>• meets household and population projections, taking account of migration and demographic change;</li> <li>• addresses the need for all types of housing including affordable housing and the needs of different groups in the community; and</li> <li>• caters for housing demand and the scale of housing supply necessary to meet this demand.</li> </ul> <p data-bbox="474 1337 1272 1364">The Burnley and Pendle Strategic Housing Market Assessment (SHMA)</p> <p data-bbox="474 1385 1272 1410">4.2.3 A SHMA has been prepared jointly with Pendle Borough Council</p>	<p data-bbox="1285 616 2092 643">Objectively Assessed Need</p> <p data-bbox="1285 663 2092 951">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.</p> <p data-bbox="1285 975 2092 1066">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:</p> <ul data-bbox="1285 1090 2092 1313" style="list-style-type: none"> <li>• meets household and population projections, taking account of migration and demographic change;</li> <li>• addresses the need for all types of housing including affordable housing and the needs of different groups in the community; and</li> <li>• caters for housing demand and the scale of housing supply necessary to meet this demand.</li> </ul> <p data-bbox="1285 1337 2092 1364">The Burnley and Pendle Strategic Housing Market Assessment (SHMA)</p> <p data-bbox="1285 1385 2092 1410">4.2.3 A SHMA has been prepared jointly with Pendle Borough Council</p>																					

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	<p>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.</p> <p>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.<sup>22</sup> The SHMA tests a number of future scenarios based on different demographic, economic and policy/supply factors.</p> <p><i>(Footnote)</i><sup>22</sup> The Burnley &amp; 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.</p> <p>4.2.5 The NPPF and National Planning Practice Guidance (NPPG) both indicate that the latest population and household projections should be used as the starting point for assessing the future housing needs through the SHMA.</p> <p>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.</p> <ul style="list-style-type: none"> <li>• Seven demographic (population driven) scenarios were tested to see how much housing would be required to meet the projected population change and its characteristics.</li> <li>• 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.</li> <li>• Only one of the scenarios (F) takes account of non-local plan 'policy' interventions and as such could be seen as not being 'objective'.</li> </ul> <p>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</p>	<p>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.</p> <p><del>4.2.4</del> 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.<sup>22</sup> The SHMA tests a number of future scenarios based on different demographic, economic and policy/supply factors.</p> <p><del>(Footnote)</del><sup>22</sup> <del>The Burnley &amp; 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.</del></p> <p><del>4.2.4</del> <u>4.2.5</u> <del>The Burnley &amp; Pendle SHMA first prepared in December 2013 is now in a number of separate documents due to the different stages the two Councils were at with regard to plan-making. For Burnley Borough, the SHMA of June 2016 and its October 2017 Addendum is the most up to date version.</del></p> <p><del>4.2.5</del> <u>4.2.6</u> The NPPF and National Planning Practice Guidance (NPPG) both indicate that the latest population and household projections should be used as the starting point for assessing the future housing needs through the SHMA.</p> <p><del>4.2.6</del> <u>4.2.7</u> 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 <u>including: a number of <del>Seven</del> demographic (population driven) scenarios <del>were tested</del> to see how much housing would be required to meet the projected population change and its characteristics; and a number of <del>Six</del> economic (jobs led) scenarios <del>were also tested</del> 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.</u></p> <p><del>4.2.7</del> <u>Only one of the scenarios (F) takes account of non-local plan 'policy' interventions and as such could be seen as not being 'objective'.</u></p>
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than is likely in new stock.

Table 2: Burnley SHMA scenario summaries 2012-2032

Scenario	Population Change	Jobs Change	Household Change	Dwellings Change	Dwellings p.a.	Dwellings p.a. with recommended uplift
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
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	+6,656	2,056	+3,792	4,045	+202	-

4.2-7 4.2.8 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 6.42-6.25%. This includes a vacancy rate based on current levels and a level that is higher than is likely in new stock.

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into account Experian Employment growth 2012/13 and 2013/14)							
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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.

Trends						
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 4.2.9~~ 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 also 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 4.2.10~~ The 2017 SHMA Addendum study then identified an OAN range from within the its overall scenario range as 2,060 to 4,000 ~~2,344 to 4,308~~ net additional dwellings over the plan period, ~~the~~ equivalent of to 103 to 200 ~~117 to 215~~ dwellings per annum (dpa).

~~4.2.10 4.2.11~~ 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 4.2.12~~ 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;
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~~4.2.12 4.2.13~~ 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

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	<p>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.</p> <p>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.”</p> <p>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.</p> <p>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.</p> <p>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%.</p>	<p>employment opportunities within easy reach and to help prevent unsustainable levels of commuting.</p> <p><del>4.2.13</del> <u>4.2.14</u> 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.</p> <p><del>4.2.14</del> <u>4.2.15</u> 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.”</p> <p><del>4.2.15</del> <u>4.2.16</u> 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 (<del>See later para 4.2.22</del>) 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.</p> <p><del>4.2.16</del> <u>4.2.17</u> 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.</p> <p><del>4.2.17</del> <u>4.2.18</u> The Local Plan Council has therefore identified a housing requirement/target <u>based on Scenario Ei of the 2017 SHMA Addendum (Experian Job Growth plus PCU<sup>24</sup>) i.e. the top of the OAN</u></p>
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			<p><u>range</u>, but with a more positive assumption in respect of vacancies in new stock and small allowance for second homes, totalling 3.5% <u>giving a requirement of 3,880 net additional dwellings over the Plan period which equates to an indicative average of 194 dwellings per annum. <del>of 4,180</del> over the plan period (2012-2032), equivalent to 209 dpa.</u> 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%.</p> <p><sup>24</sup> <u>See 2017 SHMA Addendum Scenario Ei Experian Job Growth plus Partial Catch Up Page 18 plus Erratum Sheet as per Examination Library correction EL3.080</u></p>
MM2	<p>Housing Trajectory</p> <p>Appendix 5 and Supporting Text</p>	<p><i>(See Appendix 5 of Plan for Trajectory and Chart)</i></p> <p>Housing Trajectory</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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;</p>	<p><i>(See Appendix 1 of this Schedule of Proposed Main Modifications for Housing Trajectory and Chart)</i></p> <p>Housing Trajectory</p> <p>4.2.23<del>4</del> 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.</p> <p>4.2.24<del>5</del> 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.</p> <p>4.2.25<del>6</del> 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 <u>cumulative</u> requirement figure <del>of based on 209</del> <u>194 dpa</u>. Between 2012/13 and <del>2015/16</del> <u>2016/17</u> there was a cumulative deficit of <del>364</del> <u>149</u> 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). <del>The latter approach is preferred.</del></p> <p>4.2.26<del>7</del> 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</p>

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	<p>however, the housing market renewal clearance programme has been substantially completed and the building of new and replacement homes continues. The last two years (2015/6 and 2016/17) have seen an upturn in starts and completions.</p> <p>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.</p> <p>Empty homes</p> <p>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%.</p> <p>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.</p> <p><i>(Footnotes)</i></p> <p><sup>23</sup> An allowance for non-implementation (lapse rate) of 10% has been applied</p> <p><sup>24</sup> 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</p> <p><sup>25</sup> based on average rate over a 5 year period 2010/11 to 2014/15 i.e. 26 per annum</p>	<p>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 new and replacement homes continues. The last two years (2015/6 and 2016/17) have seen an upturn in starts and completions.</p> <p>4.2.27<del>8</del> 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.</p> <p>Empty homes</p> <p>4.2.28<del>9</del> 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%.</p> <p>4.2.29<del>30</del> 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 a further 80 <del>120</del> empty properties over the period <del>for 2016/17 -</del> <u>2018/19</u>.</p> <p><i>(Footnotes)</i></p> <p>* An allowance for non-implementation (lapse rate) of 10% has been applied</p> <p>* 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</p> <p>* based on average rate over a 5 year period 2010/11 to 2014/15 i.e. 26</p>
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

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	Section 5.1 Housing Supporting Text	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.	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 <del>2,482</del> <u>1,798</u> new dwellings.																																							
<b>MM3</b>	<b>Policy SP3: Employment Land Requirement 2012-2032</b>	<p>1) Over the 20 year period from 2012 to 2032 provision will be made to deliver around 90 hectares of employment land.</p> <table border="1"> <tr> <td>a)</td> <td>Employment Land requirement 2012- 2032 - 90 Ha</td> <td>90 Ha</td> </tr> <tr> <td>b)</td> <td>Completions - 1 April 2012 to 31 March 2016</td> <td>12.43 Ha</td> </tr> <tr> <td>c)</td> <td>Commitments</td> <td>14.83 Ha</td> </tr> <tr> <td>i)</td> <td>Of which number of sites under construction as at 31 March 2016</td> <td>13.5Ha</td> </tr> <tr> <td>ii)</td> <td>Of which developable sites with planning permission under the 0.4Ha allocation threshold as at 31 March 2016</td> <td>1.33 Ha</td> </tr> <tr> <td>d)</td> <td>Residual Requirement to be met by site allocations</td> <td>62.74Ha</td> </tr> </table> <p>2) The employment land requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.</p>	a)	Employment Land requirement 2012- 2032 - 90 Ha	90 Ha	b)	Completions - 1 April 2012 to 31 March 2016	12.43 Ha	c)	Commitments	14.83 Ha	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	<p>1) Over the 20 year period from 2012 to 2032 provision will be made to deliver <del>around</del> <u>at least 90</u> 66 hectares of employment land.</p> <table border="1"> <tr> <td>a)</td> <td>Employment Land requirement 2012- 2032 -<del>90</del> 66 Ha</td> <td><u>90</u> 66Ha</td> </tr> <tr> <td>b)</td> <td>Completions - 1 April 2012 to 31 March 2016<del>7</del></td> <td><del>12.43</del> <u>27.64</u> Ha</td> </tr> <tr> <td>c)</td> <td>Commitments</td> <td><del>(14.83)</del> <u>(10.49)</u> Ha</td> </tr> <tr> <td>i)</td> <td>Of which number of sites under construction as at 31 March 2016<del>7</del></td> <td><del>13.5</del> <u>4.57</u> Ha</td> </tr> <tr> <td>ii)</td> <td>Of which developable sites with planning permission under the 0.4Ha allocation threshold as at 31 March 2016<del>7</del></td> <td><del>1.33</del> <u>0.33</u> Ha</td> </tr> <tr> <td>iii)</td> <td><u>Of which Other Commitments*</u></td> <td><u>5.59</u></td> </tr> <tr> <td>d)</td> <td>Residual Requirement to be met by site allocations</td> <td><del>62.74</del> <u>27.87</u> Ha</td> </tr> </table> <p>2) The employment land requirement will be provided for in line with the overall Development Strategy identified in Policy SP4.</p> <p><i>*(New footnote) Site EMP1/2 Parcel A and EMP1/4 as set out in Proposed Submission Draft Local Plan of March 2017 – these sites are under construction in 2017/18 and set to be completed by 31 March 2018 i.e. before adoption</i></p>	a)	Employment Land requirement 2012- 2032 - <del>90</del> 66 Ha	<u>90</u> 66Ha	b)	Completions - 1 April 2012 to 31 March 2016 <del>7</del>	<del>12.43</del> <u>27.64</u> Ha	c)	Commitments	<del>(14.83)</del> <u>(10.49)</u> Ha	i)	Of which number of sites under construction as at 31 March 2016 <del>7</del>	<del>13.5</del> <u>4.57</u> Ha	ii)	Of which developable sites with planning permission under the 0.4Ha allocation threshold as at 31 March 2016 <del>7</del>	<del>1.33</del> <u>0.33</u> Ha	iii)	<u>Of which Other Commitments*</u>	<u>5.59</u>	d)	Residual Requirement to be met by site allocations	<del>62.74</del> <u>27.87</u> Ha
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

<p>SP3 Supporting Text</p>	<p>Establishing the Employment Land Requirement</p> <p>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' sectors.</p> <ul style="list-style-type: none"> <li>Three demographic (population driven) scenarios assess how much land would be required to meet the forecast labour force in Burnley.</li> <li>Three economic (jobs-led) scenarios assess how much land would be required to meet the projected levels of job growth in Burnley.</li> <li>One scenario assesses and projects forward the past take-up of employment land through planning application and completions monitoring.</li> </ul> <p>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.</p> <p>4.3.3 These scenarios identify a potential demand for between 66.54 and 103.81 hectares of employment land over the plan period.</p> <p>Table 3: 2016 ELDS Employment Land Scenarios</p>	<p>Establishing the Employment Land Requirement</p> <p>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' sectors.</p> <ul style="list-style-type: none"> <li>Three demographic (population driven) scenarios assess how much land would be required to meet the forecast labour force in Burnley.</li> <li>Three economic (jobs-led) scenarios assess how much land would be required to meet the projected levels of job growth in Burnley.</li> <li>One scenario assesses and projects forward the past take-up of employment land through planning application and completions monitoring.</li> </ul> <p>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.</p> <p>4.3.3 These scenarios identify a potential demand for between 66.54 and 103.81 hectares of employment land over the plan period.</p> <p>Table 3: 2016 ELDS Employment Land Scenarios</p>																																																																																																												
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

<b>3) Labour Supply: 59 dpa [SNPP-2012]</b>	2012-2032 (net)	-0.43	-10.35	4.59	<b>-6.19</b>
	2012-2032 (gross)				<b>59.01</b>
	<b>+ Flexibility factor</b>				<b>66.54</b>
<b>4) Labour Supply: 107 dpa [SNPP-2012- Rebased-to-2014]</b>	2012-2032 (net)	-0.33	-9.96	5.53	<b>-4.76</b>
	2012-2032 (gross)				<b>60.43</b>
	<b>+ Flexibility factor</b>				<b>67.96</b>
<b>5) Labour Supply: 204 dpa [Past Trends]</b>	2012-2032 (net)	0.38	-7.85	10.63	<b>3.17</b>
	2012-2032 (gross)				<b>68.36</b>
	<b>+ Flexibility factor</b>				<b>75.89</b>
<b>6) Past Completions</b>	2012-2032 (net)	20.30	-10.19	<b>10.11</b>	
	2012-2032 (gross)				<b>75.30</b>
	<b>+ Flexibility factor</b>				<b>82.83</b>

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:

- 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;

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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	<ul style="list-style-type: none"> <li>• The infrastructure requirements and potential community benefits; and</li> <li>• The comments received through the plan consultation.</li> </ul> <p>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.”</p> <p>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).</p> <p>4.3.8 There are no known major infrastructure barriers to delivering new employment development in the borough.</p> <p>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).</p> <p><i>(Footnote)</i></p>	<ul style="list-style-type: none"> <li>• The infrastructure requirements and potential community benefits; and</li> <li>• The comments received through the plan consultation.</li> </ul> <p>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.”</p> <p>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. <del>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).</del></p> <p>4.3.8 There are no known major infrastructure barriers to delivering new employment development in the borough.</p> <p>4.3.9 <del>The Council has identified the preferred</del> Local Plan requirement/target figure <u>is for at least 66 of 90Ha of employment land 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; aligns with the 2016 ELDS’s Experian Baseline (Jobs Growth) scenario of 82.49Ha (which is a reflection of recent job growth trends) which in the ELDS was made up of 9.77 Ha plus an allowance for the replacement of employment land losses of 65.2 Ha and a flexibility factor 7.53 Ha.</u></p> <p><u>4.3.10 The Plan requirement based on this Scenario is for 9.77 Ha plus a reduced allowance for past and future losses within the plan period of</u></p>
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

		<sup>27</sup> See Glossary	<p>55.8 Ha*. Given the net requirement of this scenario of 9.77 Ha, the significant allowance for losses and the position with regard existing commitments, the Local Plan Inspector considered that a further flexibility factor as proposed in the ELDS was not necessary. <del>scenario 3 Job Stabilisation at 76.98Ha and the Key Growth Sectors scenario of 103.81Ha</del> (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).</p> <p><i>(Footnotes)</i>  *See Glossary  *This figure was determined during the Local Plan Examination and was derived from updated information on past and anticipated future losses of employment land over the plan period – see examination library document EL3. 077a</p>
<b>MM4</b>	<b>Policy SP4: Development Strategy - Clause 3)</b>	<p><b>3) In considering the acceptability of development proposals on allocated and unallocated sites within these Development Boundaries, consideration will also be given to:</b></p> <p><b>a) Whether schemes appropriately re-use existing buildings and infrastructure; or</b></p> <p><b>b) Whether schemes make use of previously-developed land that is not of recognised high biodiversity value; or</b></p> <p><b>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:</b></p> <p><b>i. Clearly and demonstrably contribute to increasing choice and be of the highest quality possible; or</b></p> <p><b>ii. Be for the provision of an important community facility; or</b></p> <p><b>iii. Demonstrate the highest sustainability standards, through:</b></p> <ul style="list-style-type: none"> <li>• A BREEAM Assessment or equivalent to achieve ‘Very Good’;</li> <li>or</li> <li>• Building for Life 12 accreditation; or</li> </ul>	<p><del>3) In considering the acceptability of development proposals on allocated and unallocated sites within these Development Boundaries, consideration will also be given to:</del></p> <p><del>a) Whether schemes appropriately re-use existing buildings and infrastructure; or</del></p> <p><del>b) Whether schemes make use of previously-developed land that is not of recognised high biodiversity value; or</del></p> <p><del>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:</del></p> <p><del>i. Clearly and demonstrably contribute to increasing choice and be of the highest quality possible; or</del></p> <p><del>ii. Be for the provision of an important community facility; or</del></p> <p><del>iii. Demonstrate the highest sustainability standards, through:</del></p> <ul style="list-style-type: none"> <li>• A BREEAM Assessment or equivalent to achieve ‘Very Good’; or</li> <li>• Building for Life 12 accreditation; or</li> <li>• Two or more of the Optional Housing Technical Standards ; or</li> </ul>

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

		<ul style="list-style-type: none"> <li>• <b>Two or more of the Optional Housing Technical Standards ; or</b></li> <li>• <b>Achieve fabric energy efficiency levels above the Building Regulations such as Passivhaus or equivalent; or</b></li> <li>• <b>Include significant on-site renewable or low carbon energy generation (a minimum of 10% of the predicted annual energy requirements); and</b></li> </ul> <p><b>iv. Avoid the Best and Most Versatile agricultural land.</b></p>	<p><del>• <b>Achieve fabric energy efficiency levels above the Building Regulations such as Passivhaus or equivalent; or</b></del></p> <p><del>• <b>Include significant on-site renewable or low carbon energy generation (a minimum of 10% of the predicted annual energy requirements); and</b></del></p> <p><del>iv. <b>Avoid the Best and Most Versatile agricultural land.</b></del></p>
SP4 Supporting Text Para 4.4.17	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.	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.	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.
SP4 Supporting Text Para 4.4.15	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).	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).	The Open Countryside 4.4.15 Development within the open countryside will be strictly controlled. <del>Some development will nevertheless be required and will be supported</del> and will <u>only be permitted</u> 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).
<b>MM5</b>	<b>Policy SP7: Protecting</b>	<b>2) Within the Green Belt, planning permission will not be granted for ‘inappropriate’ development.</b>	<b>2) Within the Green Belt, planning permission will not be granted for ‘inappropriate’ development <u>except in very special circumstances.</u></b>

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

<p><b>the Green Belt Clause2)</b></p>		
<p>Policy SP7 Supporting Text</p>	<p>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”.</p> <p>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.</p> <p>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.</p> <p>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 own employment land requirements requirement, two of the Council’s neighbours at Pendle and Hyndburn have already released Green Belt land.</p> <p>4.7.9 The Green Belt Review considered, in respect of each parcel of Green Belt land:</p> <ul style="list-style-type: none"> <li>• Whether any parcels no longer fulfilled Green Belt purposes and so could be removed from it?</li> <li>• Whether land outside but adjacent to the current Green Belt</li> </ul>	<p><del>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”.</del></p> <p><del>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.</del></p> <p><del>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.</del></p> <p><del>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 own employment land requirements requirement, two of the Council’s neighbours at Pendle and Hyndburn have already released Green Belt land.</del></p> <p><del>4.7.9</del> <u>4.7.5</u> The Council has undertaken a Green Belt Review to inform the Local Plan. The Green Belt Review considered, in respect of each parcel of Green Belt land:</p> <ul style="list-style-type: none"> <li>• Whether any parcels no longer fulfilled Green Belt purposes and so could be removed from it?</li> <li>• Whether land outside but adjacent to the current Green Belt</li> </ul>

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	<p>should be included within it?</p> <ul style="list-style-type: none"> <li>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?</li> </ul> <p>4.7.10 It is considered that overall, the Green Belt still fulfils its purpose and its general extent should be maintained.</p> <p>4.7.11 An alteration is proposed to be made to its boundary to exclude and 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.</p> <ul style="list-style-type: none"> <li>To remove - Former Ridgewood School, March Street, Stoneyholme (Parcel 30)</li> </ul> <p>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.</p> <p>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.</p> <p>4.7.14 It is therefore proposed that these two areas of land be allocated under Policy EMP1 for high quality employment development</p>	<p>should be included within it?</p> <ul style="list-style-type: none"> <li>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?</li> </ul> <p><del>4.7.10</del> <u>4.7.6</u> It is considered that overall, the Green Belt still fulfils its purpose and its general extent should be maintained.</p> <p><del>4.7.11</del> <u>4.7.7</u> An alteration is proposed to be made to its boundary to exclude and 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.</p> <ul style="list-style-type: none"> <li><del>To remove</del> <u>Removed</u> Former Ridgewood School, March Street, Stoneyholme (Parcel 30)</li> </ul> <p><del>4.7.12</del> 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.</p> <p><del>4.7.13</del> 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.</p> <p><del>4.7.14</del> It is therefore proposed that these two areas of land be allocated under Policy EMP1 for high quality employment development and,</p>
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

		<p>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 full its green belt purpose:</p> <ul style="list-style-type: none"> <li>To remove - Site EMP1/12: Burnley Bridge Extension (Parcel 24)</li> <li>To remove - Site EMP1/13: Shuttleworth Mead South (part of Parcel 3a)</li> </ul> <p>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.</p>	<p><del>therefore, removed from the Green Belt, together with any land within the relevant parcel which as a result of the allocation would no longer full its green belt purpose:</del></p> <ul style="list-style-type: none"> <li><del>To remove Site EMP1/12: Burnley Bridge Extension (Parcel 24)</del></li> <li><del>To remove Site EMP1/13: Shuttleworth Mead South (part of Parcel 3a)</del></li> </ul> <p><del>4.7.15</del> <u>4.7.8</u> 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.</p>																																																																						
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<b>MM7</b>	<b>Policy HS1: Housing Allocations</b>	<p><b>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)</b></p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Name</th> <th>Greenfield/Brownfield</th> <th>Site Area (Ha)</th> <th>Indicative Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>HS1/1</td> <td>Former Hameldon Schools Sites</td> <td>Greenfield/Brownfield</td> <td>10.10</td> <td>250</td> </tr> <tr> <td>HS1/2</td> <td>Hollins Cross Farm</td> <td>Greenfield</td> <td>8.65</td> <td>184</td> </tr> <tr> <td>HS1/3</td> <td>Former William Blythe Site</td> <td>Brownfield</td> <td>6.00</td> <td>151</td> </tr> <tr> <td>HS1/4</td> <td>Land at Rossendale Road (housing)</td> <td>Greenfield</td> <td>7.52</td> <td>188</td> </tr> <tr> <td>HS1/5</td> <td>Former Baxi Site (housing)</td> <td>Brownfield</td> <td>8.23</td> <td>244</td> </tr> <tr> <td>HS1/6</td> <td>Lambert Howarth</td> <td>Brownfield</td> <td>2.99</td> <td>100</td> </tr> </tbody> </table>	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	<p><b>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)</b></p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Name</th> <th>Greenfield/Brownfield</th> <th>Site Area (Ha)</th> <th>Indicative Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>HS1/1</td> <td>Former Hameldon Schools Sites</td> <td>Greenfield/Brownfield</td> <td>10.10</td> <td>250</td> </tr> <tr> <td>HS1/2</td> <td>Hollins Cross Farm</td> <td>Greenfield</td> <td>8.65</td> <td>184</td> </tr> <tr> <td>HS1/3</td> <td>Former William Blythe Site</td> <td>Brownfield</td> <td>6.00</td> <td>151</td> </tr> <tr> <td>HS1/4</td> <td>Land at Rossendale Road (housing)</td> <td>Greenfield</td> <td>7.52</td> <td>188</td> </tr> <tr> <td>HS1/5</td> <td>Former Baxi Site (housing)</td> <td>Brownfield</td> <td>8.23</td> <td>244</td> </tr> <tr> <td>HS1/6</td> <td>Lambert Howarth</td> <td>Brownfield</td> <td>2.99</td> <td>100</td> </tr> </tbody> </table>	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
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HS1/7	Ridge Wood	Greenfield	0.87	18	HS1/7	Ridge Wood	Greenfield	0.87	18
HS1/9	Red Lees Road, Cliviger	Greenfield	5.00	125	HS1/9	Red Lees Road, Cliviger	Greenfield	5.00	125
HS1/10	Higher Saxifield	Greenfield	5.17	120	HS1/10	Higher Saxifield	Greenfield	5.17	120
HS1/11	Land at Burnley General Hospital	Brownfield	1.27	64	HS1/11	Land at Burnley General Hospital	Brownfield	1.27	64
HS1/12	Former AIT Site	Brownfield	1.81	54	HS1/12	Former AIT Site	Brownfield	1.81	54
HS1/13	Peel Mill (housing)	Brownfield	2.02	94	<del>HS1/13</del>	<del>Peel Mill (housing)</del>	<del>Brownfield</del>	<del>2.02</del>	<del>94</del>
HS1/14	Waterside Mill	Brownfield	2.76	86	<del>HS1/14</del>	<del>Waterside Mill</del>	<del>Brownfield</del>	<del>2.76</del>	<del>86</del>
HS1/15	Former Heckenhurst Reservoir	Brownfield	1.38	35	HS1/15	Former Heckenhurst Reservoir	Brownfield	1.38	35
HS1/16	Tay Street	Brownfield	1.18	35	HS1/16	Tay Street	Brownfield	1.18	35
HS1/17	Former Gardner Site	Brownfield	1.43	43	HS1/17	Former Gardner Site	Brownfield	1.43	43
HS1/18	Former Ridgewood High School	Greenfield/ Brownfield	3.42	42	<del>HS1/18</del>	<del>Former Ridgewood High School</del>	<del>Greenfield/ Brownfield</del>	<del>3.42</del>	<del>42</del>
HS1/19	Coronation Avenue, Thompson Street	Greenfield/ Brownfield	0.90	41	HS1/19	Coronation Avenue, Thompson Street	Greenfield/ Brownfield	0.90	41
HS1/20	Gordon Street Mill	Greenfield/ Brownfield	1.41	39	HS1/20	Gordon Street Mill	Greenfield/ Brownfield	1.41	39
HS1/21	Livingstone Mill	Brownfield	0.95	38	HS1/21	Livingstone Mill	Brownfield	0.95	38
HS1/23	Perserverance Mill, Padiham	Brownfield	1.18	56	HS1/23	Perserverance Mill, Padiham	Brownfield	1.18	56
HS1/24	Land NE of Sycamore Avenue	Brownfield	0.77	34	HS1/24	Land NE of Sycamore Avenue	Brownfield	0.77	34
HS1/25	Ridge Avenue	Greenfield	1.46	24	HS1/25	Ridge Avenue	Greenfield	1.46	24
HS1/26	Land adjacent 2 Queens Park Road	Greenfield	0.95	29	HS1/26	Land adjacent 2 Queens Park Road	Greenfield	0.95	29
HS1/27	Former Dexter Paints	Brownfield	0.83	27	HS1/27	Former Dexter Paints	Brownfield	0.83	27
HS1/28	Land to rear of Bull and Butcher	Greenfield	0.95	24	HS1/28	Land to rear of Bull and Butcher	Greenfield	0.95	24
HS1/29	Land at Oswald Street	Brownfield	0.60	20	HS1/29	Land at Oswald Street	Brownfield	0.60	20

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		HS1/30	Brampton House, 500 Colne Road	Greenfield/ Brownfield	0.64	18	HS1/30	Brampton House, 500 Colne Road	Greenfield/ Brownfield	0.64	18
		HS1/31	Land adjacent 250 Brownside Road	Greenfield/ Brownfield	0.73	18	HS1/31	Land adjacent 250 Brownside Road	Greenfield/ Brownfield	0.73	18
		HS1/32	Clevelands Road (South)	Greenfield	0.42	13	HS1/32	Clevelands Road (South)	Greenfield	0.42	13
		HS1/34	George Street Mill (EMP1/11)	Brownfield	0.98	143	HS1/34	George Street Mill <i>*(EMP1/11)</i>	Brownfield	<del>0.98</del>	<del>143</del>
		HS1/35	Lodge Mill, Barden Lane	Brownfield	2.32	35	HS1/35	Lodge Mill, Barden Lane	Brownfield	2.32	35
		HS1/36	Land West of Smithyfield Avenue <sup>41</sup>	Greenfield	1.72	30	HS1/36	Land West of Smithyfield Avenue <sup>44</sup>	Greenfield	1.72	30
		HS1/37	Barden Mill, Barden Lane	Brownfield	0.85	37	HS1/37	Barden Mill, Barden Lane	Brownfield	0.85	37
		HS1/38	Butchers Farm	Brownfield/ Greenfield	1.17	24	HS1/38	Butchers Farm	Brownfield/ Greenfield	1.17	24
			<b>Total</b>		<b>88.63</b>	<b>2483</b>		<b>Total</b>		<del><b>88.63</b></del> <b>79.45</b>	<del><b>2483</b></del> <b>2,118</b>
		<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>					<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> <p><i>(New footnote) *This site is suitable for a range of uses and is not specifically included in the calculations of housing or employment land supply or the housing trajectory – see also EMP1/11</i></p>				
HS1/1 Former Hambledon Schools	2)	<p>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;</p>					<p><del>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;</del></p> <p><i>(re-number remaining policy requirements and design principles)</i></p>				
Additional and Site Specific Policy Requirements and Design Principles											
HS1/2 Hollins	2)	<p>A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice</p>					<p><del>2) — A scheme of the highest quality which clearly and demonstrably contributes to increasing housing quality and choice across the borough</del></p>				

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Cross Farm Additional and Site Specific Policy Requirements and Design Principles	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;	<del>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;</del> <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	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.	1) This is a prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies <del>y</del> -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.
HS1/4 Land at Rossendale Road (Housing) Additional and Site Specific Policy Requirements and Design Principles	2) <b>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;</b>	<del>2) <b>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;</b></del> <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	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.	1) This is a prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies <del>y</del> -SP4 and SP5.
HS1/5 Former Baxi Site Additional and Site Specific Policy Requirements and Design	2) <b>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;</b> .....	<del>2) <b>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;</b></del> <i>(re-number remaining policy requirements and design principles)</i>

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Principles	<b>4) Contributions may be required towards the costs of a flood alleviation scheme for Padiham in accordance with Policy IC4;</b>	<b>4) 3) The development of the site is dependent on the delivery by the Environment Agency of a wider food alleviation scheme for Padiham, towards which cContributions may be required towards the costs of a flood alleviation scheme for Padiham in accordance with Policy IC4; Outline planning permission will not be granted until the outline design of the flood alleviation scheme and its implications for the site layout has been agreed in consultation with the Environment Agency. Detailed planning permission will not be granted until the flood alleviation scheme has been designed in detail and no built development (access roads or dwellings) will be permitted to commence within the areas of Flood Zone 2 or 3 until the flood alleviation scheme has been completed to an extent that the site can be safely occupied and its development will not cause or exacerbate flooding elsewhere;</b>
HS1/7 Ridge Wood Supporting Information		Supporting Information  3) <u>The site lies to the west of Queen’s Park Registered Park and Garden and development proposals will need to satisfy the requirements of Policy HE2.</u>
HS1/9 Red Lees Road, Cliviger Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del>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;</del>  <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	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.	1) This is a prominent greenfield site in the open countryside. A scheme of the highest quality is expected in line with Policies y-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.
HS1/10	<b>2) A scheme of the highest quality which clearly and</b>	<del>2) A scheme of the highest quality which clearly and demonstrably</del>

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Higher Saxifield Additional and Site Specific Policy Requirements and Design Principles	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;	<del>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;</del> <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information		3) <u>The Grade II listed Saxifield Farmhouse lies immediately to the south of the site and development proposals must satisfy the requirements of Policy HE2.</u>
HS1/13 Peel Mill	<b>Whole allocation</b>	<b>Delete allocation</b>
HS1/14 Waterside Mill	<b>Whole allocation</b>	<b>Delete allocation</b>
HS1/18 Former Ridgewood High School	<b>Whole allocation</b>	<b>Delete allocation</b>
HS1/20 Gordon Street Mill Additional and Site Specific Policy Requirements and Design Principles	1) <b>A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected;</b> 2) <b>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;</b>	1) <u>Conversion of the existing mill building for residential use is supported. Should the mill building be demolished, A mix of dwelling types including a minimum of 60% 3+ bedroomed detached and semi-detached houses will be expected. If the mill is be retained, a flexible approach to the mix of dwellings types will be taken in line with Policy HS3;</u> <del>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;</del> <i>(re-number remaining policy requirements and design principles)</i>

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Supporting Information	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.	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.
HS1/25 Ridge Avenue  Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del>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;</del>  <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5.	1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5.
HS1/26 Land adjacent to 2 Queens Park Road  Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del>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;</del>  <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5.	1) This is a greenfield site and development and a scheme of the highest quality is expected in line with Policies SP4 and SP5.
HS1/28 Land to rear of Bull and Butcher  Additional and Site	<b>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;</b>	<del>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;</del>

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Specific Policy Requirements and Design Principles		<i>(re-number remaining policy requirements and design principles)</i>
HS1/30 Brampton House, Colne Road  Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del>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;</del> <i>(re-number remaining policy requirements and design principles)</i>
Supporting Information	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.	1) This is partially a greenfield site at a Key Gateway and a scheme of the highest quality is expected in line with Policies <u>SP4</u> and SP5.
HS1/31 Land adjacent 250 Brownside Road  Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del>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;</del> <i>(re-number remaining policy requirements and design principles)</i>
HS1/32 Cleveland Road South  Additional and Site Specific Policy Requirements	<b>2) This is a greenfield site and a scheme of the highest quality is required in line with Policies SP4 and SP5;</b>	<del>2) This is a greenfield site and a scheme of the highest quality is required in line with Policies SP4 and SP5;</del> <i>(re-number remaining policy requirements and design principles)</i>

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and Design Principles		
Supporting Information	1) This is a greenfield site and a scheme of the highest quality is expected in line with Policies SP4 and SP5.	<del>1) This is a greenfield site and a scheme of the highest quality is expected in line with Policies SP4 and SP5.</del> <u>None</u>
HS1/34 and EMP1/11 George Street Mill	<b>HS1/34 and EMP1/11 George Street Mill</b> <b>Housing Delivery</b> The estimated number of houses for this site, as part of a mixed use development is 143.	<del>HS1/34 and EMP1/11 George Street Mill</del> <b>Housing Delivery</b> The estimated number of houses for this site, as part of a mixed use development is <u>up to</u> 143.
		<i>(New footnote) * This site is suitable for a range of uses and is not specifically included in the calculations of housing or employment land supply or the housing trajectory – see also EMP1/11</i>
HS1/36 Land West of Smithyfield Avenue Additional and Site Specific Policy Requirements and Design Principles	<b>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;</b>	<del><b>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;</b></del> <i>(re-number remaining policy requirements and design principles)</i>
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 preferred not only to provide quality and choice, but to provide greater opportunity for landscaping, planting and minimising impact.	<del>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 preferred not only to provide quality and choice, but to provide greater opportunity for landscaping, planting and minimising impact.</del>
HS1/38 Butchers Farm Additional	<b>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;</b>	<del><b>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;</b></del>

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	and Site Specific Policy Requirements and Design Principles		(re-number remaining policy requirements and design principles)
MM8	<p><b>Policy HS2: Affordable Housing Provision</b></p> <p>1) 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:</p> <p style="padding-left: 40px;">i) on-site where this can be achieved without compromising other important policy considerations: or</p> <p style="padding-left: 40px;">ii) off site where on site provision is not required under i).</p> <p>2) All new affordable housing should be designed to minimise indications of its tenure in order to facilitate inclusive communities.</p> <p>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).</p> <ul style="list-style-type: none"> <li>• Affordable Rent or Social Rent: 80%</li> <li>• Intermediate tenure: 20%</li> </ul>		<p>1) 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 <u>not be unviable, with affordable housing provision on-site or off-site by way of a contribution.</u></p> <p>2) 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.</p> <p>3) Any affordable housing required should be provided:</p> <p style="padding-left: 40px;">i) on-site where this can be achieved without compromising other important policy considerations* <u>or viability:</u> or</p> <p style="padding-left: 40px;">ii) off site where on_ site provision <u>has been satisfactorily demonstrated not to be justified is not required under i)- and where it can be demonstrated that the contribution would facilitate the delivery of affordable housing of an appropriate type at a suitable policy-compliant site.</u></p> <p>42) All new affordable housing should be designed to minimise indications of its tenure in order to facilitate inclusive communities.</p> <p>53) 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).</p> <ul style="list-style-type: none"> <li>• Affordable Rent or Social Rent: 80%</li> <li>• Intermediate tenure: 20%</li> </ul> <p>(New footnote) * Such policy considerations will only be those which could be impacted on by the provision of smaller/affordable housing units and</p>

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			could include for example the required mix or quality requirements set out in the site specific additional policy requirements or in Policies HS3, SP4 3), SP5 or the Historic Environment Policies .
MM9	Policy HS3 Housing Density and Mix	<p>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.</p> <p>Housing Mix</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Its size;</li> <li>• Its characteristics;</li> <li>• Its context and townscape setting, and;</li> <li>• The likely marketability of the dwellings.</li> </ul>	<p>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. <u>The density should be informed by the following site specific considerations:</u></p> <ul style="list-style-type: none"> <li>• Its size;</li> <li>• Its characteristics;</li> <li>• Its context and townscape setting; and</li> <li>• The likely marketability of the dwellings.</li> </ul> <p>Housing Mix</p> <p>4) All housing schemes <u>on sites of 0.4 Hectares or for 10 units or more</u> 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:</p> <ul style="list-style-type: none"> <li>• Its size;</li> <li>• Its characteristics;</li> <li>• Its context and townscape setting, and;</li> <li>• The likely marketability of the dwellings.</li> </ul>
MM10	HS7 Gypsy and Traveller Site Allocations	<p>Policy HS7: Gypsy and Traveller Site Allocations</p> <p>Site at Oswald Street, Burnley</p> <p>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.</p> <p>Additional and Site Specific Policy Requirements and Design Principles</p> <p>a) The site is expected to deliver five pitches of approximately 500m<sup>2</sup> each.</p>	Delete entire policy

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	<p>b) <b>An appropriate hard and soft landscaping scheme should be submitted which provides for screening for residents from adjacent industrial uses whilst maintaining permeability.</b></p> <p>c) <b>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 required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.</b></p> <p>d) <b>Vehicular access should be taken from Oswald Street.</b></p> <p>Supporting Information</p> <p>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 required to accompany any planning application which identifies and addresses these issues in accordance with Policy NE1.</p> <p>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.</p> <p>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).</p> <p>4) Hardstanding already exists on the site</p>	
HS7 Supporting Text	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	5.1.56 In accordance with national policy, <del>Policy HS7 the</del> Local Plans <u>have to identify</u> identifies land for allocation to meet <del>the specific known</del> <u>any identified</u> need of 5 for Gypsy and Traveller pitches. <u>This is proposed to be addressed in a separate Gypsy and Traveller Sites Allocations DPD. It</u> <del>proposes to meet this known need, including household growth to 2026.</del> Policy HS8 sets out criteria for responding to a planning applications for

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		<p>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.</p> <p>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.</p>	<p><del>Gypsy and Traveller Sites on this allocated site, and to address any future or further need arising</del> by establishing criteria's against which applications for <del>further sites</del> can be judged. These provisions would apply to proposals to meet the <u>needs or demands</u> of people who satisfy the <u>revised current</u> 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.</p> <p>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.</p> <p><i>(New footnote) * Those who satisfy the definition set out in Appendix 1 of Planning Policy for Traveller Sites August 2015</i></p>
<b>MM11</b>	<b>Policy HS8 Gypsy and Traveller Site Criteria</b>	<p><b>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:</b></p>	<p><b>1) Where there is an identified need or a demand for the 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: ...</b></p> <p><i>(New footnote) * Those who satisfy the definitions set out in Appendix 1 of Planning Policy for Traveller Sites August 2015</i></p>
	HS8 Supporting Text 5.1.61	<p>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.</p>	<p><del>5.1.61</del><u>60</u> In assessing any future planning applications for 'windfall' <u>caravan pitches</u> for Gypsy and Traveller <u>sites occupation</u> to meet <u>identified or newly arising need or demand</u>, 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.</p>
	HS8 Supporting Text 5.1.63	<p>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.</p>	<p><del>5.1.63</del><u>62</u> 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 <u>the</u> Development Boundaries set out in Policy SP4, where unmet need <u>or demand exists is satisfactorily demonstrated</u>, the Council would consider sites close to, but not necessarily within, existing settlements/Development Boundaries, where these remain close to essential services.</p>

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MM12	Policy EMP1: Employment Allocations	<p><b>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.</b></p> <p><b>2) The sites listed below, as identified on the Policies Map, are allocated for employment use* and are protected for the employment uses specified.</b> (*Site EMP1/7 and EMP1/11 are allocated for a mixed use development and the policy requirements set out in this policy include both uses.)</p> <p><b>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.</b></p> <p><b>The Council will consider withdrawing permitted development rights to protect the sites for the employment uses proposed.</b></p>	<p><b>1) Over the 20 year period from 2012 to 2032, provision will be made to deliver <del>90</del> at least 66 hectares (Ha) of employment land across the borough in line with Policy SP3.</b></p> <p><b>2) The sites listed below, as identified on the Policies Map, are allocated for employment use* and are protected for the employment uses specified.</b> (*Site EMP1/7 and EMP1/11 are <del>is</del> allocated for a mixed use development and the policy requirements set out in this policy include both uses.)</p> <p><b>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.</b></p> <p><b>The Council will consider withdrawing permitted development rights to protect the sites for the employment uses proposed.</b></p>																																																								
		<table border="1"> <thead> <tr> <th>Site Ref &amp; Name</th> <th>Greenfield/ Brownfield</th> <th>Gross Site Area (Ha)</th> <th>Acceptable Uses (Use Classes)</th> </tr> </thead> <tbody> <tr> <td>EMP1/1 – Rossendale Road (North)</td> <td>Greenfield</td> <td>4.65</td> <td>B1 (b &amp; c) &amp; B2</td> </tr> <tr> <td>EMP1/2 – Burnley Bridge Business Park</td> <td>Brownfield</td> <td>6.56</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> <tr> <td>EMP1/3 – Vision Park</td> <td>Greenfield</td> <td>5.05</td> <td>B1 (b &amp; c), B2, D1 and limited B1(a)</td> </tr> <tr> <td>EMP1/4 – Widow Hill Road</td> <td>Greenfield</td> <td>2.17</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> <tr> <td>EMP1/5 – Land South of Network 65</td> <td>Greenfield</td> <td>13.32</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> <tr> <td>EMP1/6 – Balderstone Lane</td> <td>Greenfield</td> <td>2.12</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> </tbody> </table>	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)	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	<table border="1"> <thead> <tr> <th>Site Ref &amp; Name</th> <th>Greenfield/ Brownfield</th> <th>Gross Site Area (Ha)</th> <th>Acceptable Uses (Use Classes)</th> </tr> </thead> <tbody> <tr> <td>EMP1/1 – Rossendale Road (North)</td> <td>Greenfield</td> <td>4.65</td> <td>B1 (b &amp; c) &amp; B2</td> </tr> <tr> <td>EMP1/2 – Burnley Bridge Business Park</td> <td>Brownfield</td> <td><del>6.56</del> <u>3.14</u></td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> <tr> <td>EMP1/3 – Vision Park</td> <td>Greenfield</td> <td>5.05</td> <td>B1 (b &amp; c), B2, D1 and limited B1(a)</td> </tr> <tr> <td><del>EMP1/4 – Widow Hill Road</del></td> <td><del>Greenfield</del></td> <td><del>2.17</del></td> <td><del>B1 (b &amp; c), B2 &amp; B8</del></td> </tr> <tr> <td>EMP1/5 – Land South of Network 65</td> <td>Greenfield</td> <td>13.32</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> <tr> <td>EMP1/6 – Balderstone Lane</td> <td>Greenfield</td> <td>2.12</td> <td>B1 (b &amp; c), B2 &amp; B8</td> </tr> </tbody> </table>	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	<del>6.56</del> <u>3.14</u>	B1 (b & c), B2 & B8	EMP1/3 – Vision Park	Greenfield	5.05	B1 (b & c), B2, D1 and limited B1(a)	<del>EMP1/4 – Widow Hill Road</del>	<del>Greenfield</del>	<del>2.17</del>	<del>B1 (b &amp; c), B2 &amp; B8</del>	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
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

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	EMP1/7 – 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	EMP1/8 – Thompson Centre Car Park (Mixed Use)	Brownfield	0.65	B1 (a), A2 &A3
EMP1/9 – Innovation Drive	Brownfield	0.97	B2 & B8	EMP1/9 – Innovation Drive	Brownfield	0.97	B2 & B8
EMP1/10 – Widow Hill Rd South	Greenfield	0.63	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	EMP1/11 (and HS1/334) – George St Mill (Mixed Use)*	Brownfield	0.00	<del>B1 &amp; C3</del> C1, C2, C3 and D1
EMP1/12 – Burnley Bridge Extension	Greenfield	10.27	B1 (b and c),B2 & B8	<del>EMP1/12 – Burnley Bridge Extension</del>	<del>Greenfield</del>	<del>10.27</del>	<del>B1 (b and c),B2 &amp; B8</del>
EMP1/13 – Shuttleworth Mead South (aka Eaves Barn Farm, Padiham)	Greenfield	9.27	B1 (b & c), B2 & B8	<del>EMP1/13 – Shuttleworth Mead South (aka Eaves Barn Farm, Padiham)</del>	<del>Greenfield</del>	<del>9.27</del>	<del>B1 (b &amp; c), B2 &amp; B8</del>
EMP1/14 – Stoneyholme Gas Works	Brownfield	0.5	B1 (b and c) & B2	EMP1/144 – Stoneyholme Gas Works	Brownfield	0.5	B1 (b and c) & B2
<b>Total</b>		<b>58.89</b>		<b>Total</b>		<del>58.89</del> <b>32.83</b>	

(New footnote) \* This site is suitable for a range of uses and is not specifically included in the calculations of housing land or employment land supply or the housing trajectory – see also HS1/34

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

EMP1 Supporting Text	<p>The Requirement</p> <p>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.</p> <p>Identifying the supply</p> <p>Housing and Economic Land Availability Assessment ‘SHLAA’</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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..</p> <p>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</p>	<p>The Requirement</p> <p>5.2.5 Section 4 and Policy SP3 set out the target for employment land provision over the Plan period 2012-2032 <u>of at least 66 Ha.</u> Taking account of existing completions and commitments <u>to 31 March 2017,</u> it identifies a need to allocate <u>at least 62.74 27.87</u> hectares of land.</p> <p>Identifying the supply</p> <p>Housing and Economic Land Availability Assessment ‘SHLAA’</p> <p>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.</p> <p>5.2.7 The Burnley Strategic Housing and Economic Land Availability Assessment <u>Update 2017</u> (SHLAA) <del>2016</del> 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. This included sites that have</p> <p>5.2.8 It indicates that over the plan period there is sufficient ‘developable’ land to provide approximately <del>40.94</del> <u>40.87</u> hectares of employment development on a range of sites outwith the current Green Belt <del>(as identified in the saved Burnley Local Plan 2006).</del> <u>.*</u></p> <p><u>(New Footnote. * This figure includes sites that are below the allocation threshold of 0.4 hectares and sites that were completed during 2016/17</u></p> <p>5.2.9 Informed by the SHLAA, the employment land requirement <del>will be</del> <u>is</u> 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.</p> <p>5.2.10 <del>In order to meet the identified requirement however, And</del></p>
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	<p>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.</p> <p>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).</p> <p>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.</p> <p>Site Allocations</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• B8 uses are likely to require large buildings which can be more difficult to assimilate into the landscape/townscape.</li> </ul>	<p><del>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.</del></p> <p><del>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).</del></p> <p><del>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.</del></p> <p>Site Allocations</p> <p><del>5.2.13</del> <u>5.2.10</u> The sites identified in Policy EMP1 will provide sufficient land to meet the <del>identified</del> residual requirement <u>identified in Policy SP3</u>. 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.</p> <p><del>5.2.14</del> <u>5.2.11</u> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The likely traffic impacts of the specific uses proposed e.g. sites for B8 uses would need very good road access to accommodate larger</li> </ul>
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## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	<p>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 assess using this ratio as a starting point, but operated flexibly to ensure an appropriate quality of development is achieved.</p> <p>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.</p> <p>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.</p>	<p>vehicles.</p> <ul style="list-style-type: none"> <li>B8 uses are likely to require large buildings which can be more difficult to assimilate into the landscape/townscape.</li> </ul> <p><del>5.2.15</del> <u>5.2.12</u> 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.</p> <p><del>5.2.16</del> <u>5.2.13</u> 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.</p> <p><del>5.2.17</del> <u>5.2.14</u> 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.</p>
EMP1/2 – Burnley Bridge	<p><b>Site Area: 6.56 hectares</b></p> <p><b>These sites forms 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.</b></p> <p><b>The Business Park Site has outline planning permission. B1 b and c, B2 and B8 uses would be acceptable.</b></p> <p>Additional and Site Specific Policy Requirements and Design Principles</p>	<p><b>Site Area: <del>6.56</del> <u>3.14</u> hectares</b></p> <p><b>These sites forms 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.</b></p> <p><b>The Business Park Site has outline planning permission. B1 b and c, B2 and B8 uses would be acceptable.</b></p> <p>Additional and Site Specific Policy Requirements and Design Principles</p>

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	<p>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.</p> <p>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 &amp; Liverpool Canal on site A (3.42 hectares in size) should be retained for screening. New planting should accord with Policy NE3.</p>	<p>1. The scale and massing of any development on the northern section of <u>the site B (3.14 hectares in size)</u> 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.</p> <p>3. A landscaping scheme should be submitted which retains the existing bund on the northern boundary of <u>the site B</u> and includes screen planting on the eastern boundary to restrict/reduce the impact of any development on the surrounding residential properties and wider landscape. <del>The existing established trees and shrubs adjacent to the Leeds &amp; Liverpool Canal on site A (3.42 hectares in size) should be retained for screening.</del> New planting should accord with Policy NE3.</p>
EMP1/2 – Burnley Bridge Supporting Information	<p>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.</p>	<p>6. The northern and eastern boundary of the site <del>B</del> 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.</p>
EMP1/4 – Widow Hill Road	<b>Whole allocation</b>	<i>Delete allocation</i>
EMP1/9 – Innovation Drive Additional and Site Specific Policy Requirements and Design Principles	<p>4. Development outside the scope of the LDO will require the submission of a planning application.</p>	<p>4. Development outside the scope of the LDO will require the submission of a planning application. <b><u>No development will be permitted within the boundary of the Biological Heritage Site.</u></b></p>
EMP1/11 and HS1/34 George Street	<p><b>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.</b></p>	<p><del>This site is located within Burnley Town Centre and would be suitable for B1, and C2, C3, and D1 uses. The site has outline planning permission for a mixed use development of residential and commercial (B1) uses.</del></p>

## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	Mill (Mixed Use)	Additional and Site Specific Policy Requirements and Design Principles <b>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.</b>	Additional and Site Specific Policy Requirements and Design Principles <del><b>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.</b></del> <i>(Renumber subsequent policy clauses)</i>
	EMP1/11 Supporting Information		<b>4) The site previously had outline planning permission for a mixed use development of residential and commercial (B1) uses APP/2013/0194 including 3,700sqm of B1 b and c floorspace.</b>
	EMP1/12 – Burnley Bridge Extension	<b>Whole allocation</b>	<b>Delete allocation</b>
	EMP1/13 – Shuttleworth Mead South	<b>Whole allocation</b>	<b>Delete allocation</b>
<b>MM13</b>	<b>Policy TC2: Development within Burnley and Padiham Town Centres Clause 1)</b>	<i>Padiham Town Centre Boundary (see Policies Map inset)</i>	<i>(To be amended to include the Tesco Store on Lune Street – see separate Map)</i>
	TC2 Supporting Text	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.	Padiham is a small compact centre. The 2006 Local Plan town centre boundary related well to the concentration of town centre uses <del>and, and</del> <u>the boundary has been extended</u> as <del>although</del> the Retail, Leisure and Office Assessment suggested <del>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.</del>
<b>MM14</b>	<b>Policy TC5: Uses within</b>	<b>3) Development must be of a type and scale that would not undermine the overall town centre first approach and in particular, the</b>	<b>3) Development must be of a type and scale that would not undermine the overall town centre first approach and in particular, the</b>

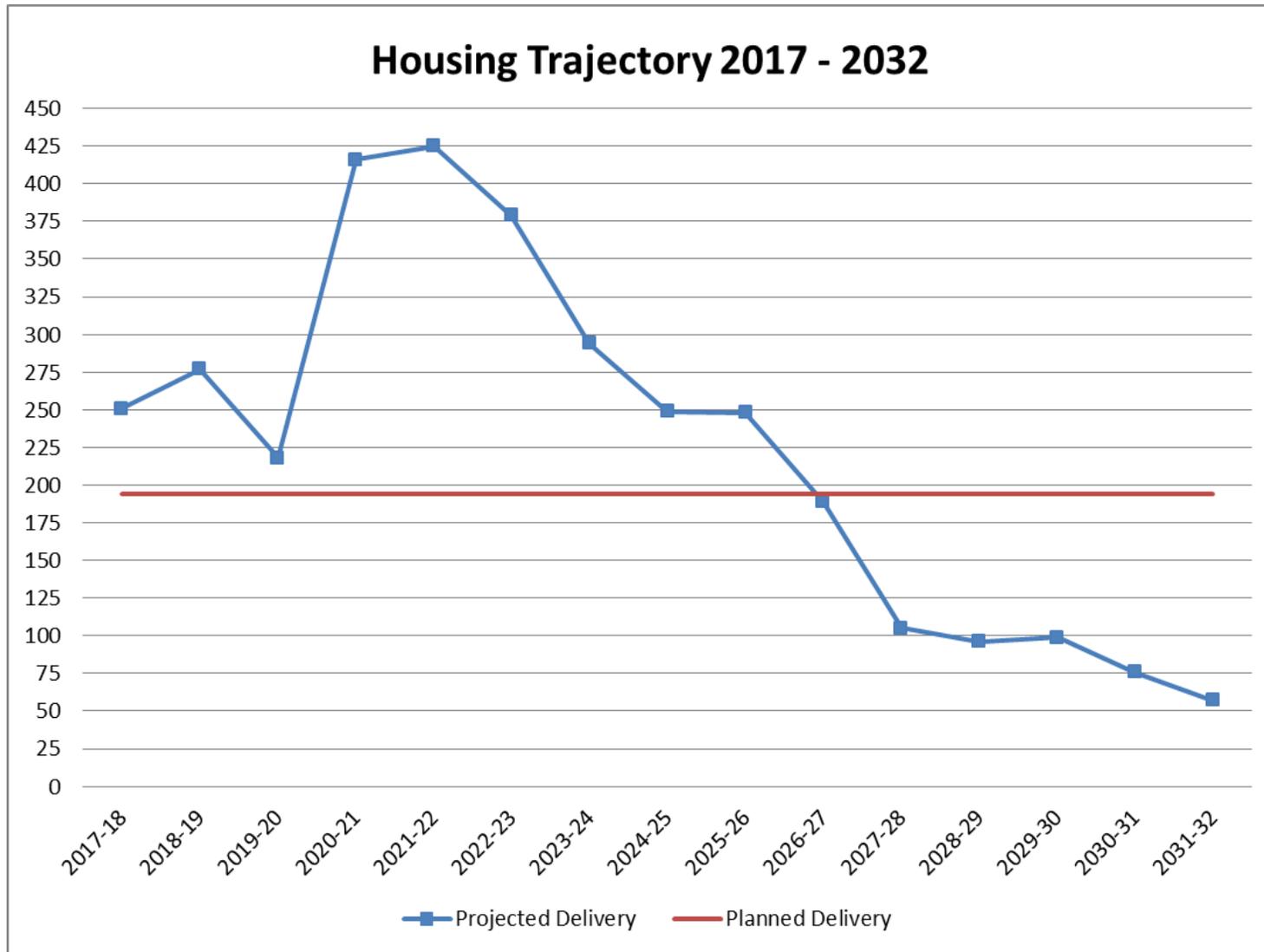
## Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

	the Weavers' Triangle	Primary Shopping Area.	Primary Shopping Area. <u>Proposals for retail development above the thresholds set out in Policy TC2 (6) will require an Impact Assessment as set out in Policy TC2 (5).</u>
MM15	Policy IC3: Car Parking Standards	N/A	<u>ULEV Charging Points</u> <u>8) Charging points for ultra-low emission vehicles should be provided in accordance with the standards set out in Appendix 9 where practical.</u>
MM16	Policy IC7: Taxis and Taxi Booking Offices	<p>Location</p> <p>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.</p> <p>2) In line with Policy TC3, no more than 40% of a single Secondary Shopping Frontage shall be developed for non-A1 uses.</p> <p>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.</p>	<p>Location</p> <p><del>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.</del> <u>Proposals for taxi booking offices will only be permitted in the following areas as defined on the Policies Map:</u></p> <p><u>a) Within Burnley Town Centre outside of the Primary Shopping Frontages;</u></p> <p><u>b) Within Padiham Town Centre; or</u></p> <p><u>c) Within a defined District Centre.</u></p> <p><del>2) In line with Policy TC3, no more than 40% of a single Secondary Shopping Frontage shall be developed for non-A1 uses.</del> <u>3) If no appropriate sites can be found within the Secondary Shopping Frontage these locations, 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 and criteria 3)-7) below.</u></p> <p><u>Clustering</u></p> <p><u>3) The proposal should not create an unacceptable concentration of similar uses</u></p>
MM17	Table 10 Monitoring Framework		<i>See Appendix 2 of this Schedule of Proposed Main Modifications for Monitoring Framework changes</i>

# Burnley Local Plan: Schedule of Proposed Main Modifications, March 2018

## APPENDIX 1: Proposed Main Modifications - Housing Trajectory

Site REF	SHLAA Ref	Site Name	Site Area (Ha)	Extant PP?	Anticipated Yield	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
<b>Net additional dwellings 2012 - 2017</b>						673															
<b>Re-occupation of Vacant stock 2014 -2017</b>						148															
<b>Sites Under Construction (Remaining units as at 31st March 2017)</b>																					
HEL/063		New Hall Street		Yes	133		15	15	15	15	15	15	15	15	13						
HEL/147		Station Road		Yes	80		20	20	20	20											
HEL/152		Waterside Mill, Langham Street		Yes	74	20	20	20	14												
HEL/192c		Peel Mill, Gannow Lane		Yes	70	30	30	10													
HEL/146		Smirthwaite Street		Yes	58	20	20	18													
HEL/064		Branch Road A/B/C		Yes	58	20	20	18													
HEL/075		Land at Melrose Avenue/Kinross Street		Yes	31	15	16														
		The Mitre, Mitre Street		Yes	30	15	15														
HEL/063		New Hall Street/Barden lane		Yes	27	15	12														
HEL/122		Land at Oswald Street		Yes	22	12	10														
HEL/154		9 Grimshaw Street/12-16 Nicholas Street		Yes	18	18															
HEL/246b		Clock Tower Mill, Sandygate		Yes	16	16															
		Land at Clifton Street		Yes	12						12										
HEL/121		Land at Salus Street		Yes	11					11											
		Land adjacent 81 Accrington Road		Yes	10				10												
		14 Burnley Road, Padiham (Prestige Beds)		Yes	9			9													
		County Court, Bankhouse Street		Yes	8																
HEL/061		Land off Lennox Street, Worsthorne		Yes	3	3															
HEL/121		Old Hall Farm, Worsthorne		Yes	1	1															
		395 Padiham Road Burnley		Yes	1	1															
HEL/030		Land at Double Row, Padiham		Yes	1	1															
		81-83 Brougham Street		Yes	1	1															
		59 Queensberry Road		Yes	1	1															
		129-131 Burnley Road, Padiham		Yes	1	1															
		Low Sym, Halifax Road		Yes	1	1															
HEL/141		Land adjacent to Serpentine Road		Yes	1	1															
<b>Small Sites with planning permission</b>						114	19	19	19	19	19										
<b>Windfall Allowance</b>						338			26	26	26	26	26	26	26	26	26	26	26	26	26
<b>Other Contributions</b>						51							20	20	11						
<b>Re-occupation of Vacant stock 2017-2019</b>						80	40	40													
<b>Pre-Submission</b>																					
HS1/1	HEL/043	Former Hameldon Schools Sites	10.10	No	250				20	30	40	40	40	40	40						
HS1/2	HEL/071	Hollins Cross Farm	8.65	No	184				25	25	25	25	25	25	25		9				
HS1/3	HEL/034	Former William Blythe Site	6.00	Yes	151		10	20	30	35	30	26									
HS1/4	HEL/094d	Land at Rosendale Road	7.52	No	188										25	25	25	25	30	30	28
HS1/5	HEL/011	Former Baxi Site	8.23	No	244				25	25	25	25	25	25	25	25	25	19			
HS1/6	HEL/055b	Lambert Howarth	2.99	Yes	100				25	25	25	25									
HS1/7	HEL/231	Ridge Wood	0.87	No	18				18												
HS1/9	HEL/091	Red Lees Road, Cliviger	5.00	No	125				30	30	30	35									
HS1/10	HEL/074	Higher Saxifield	5.17	No	120				25	25	25	25	20								
HS1/11	HEL/066	Land at Burnley General Hospital	1.27	No	64							15	15	10	14		20	20	20	4	
HS1/12	HEL/007	Former AIT Site	1.81	Yes	54							15	15	10	14						
HS1/15	HEL/033	Former Heckenhurst Reservoir	1.38	No	35							25	10								
HS1/16	HEL/136	Tay Street	1.18	No	35				15	15	5										
HS1/17	HEL/067	Former Gardner's Site	1.43	No	43														20	20	3
HS1/19	HEL/027	Coronation Avenue, Thompson Street	0.90	No	41					20	21										
HS1/20	HEL/039	Gordon Street Mill	1.41	No	39								15	20	4						
HS1/21	HEL/109	Livingstone Mill	0.95	No	38					10	10	10	8								
HS1/23	HEL/125	Perserverance Mill, Padiham	1.18	Yes	56			16	20	20											
HS1/24	HEL/249	Land at NE of Sycamore Avenue	0.77	No	34					10	10	14									
HS1/25	HEL/133	Ridge Avenue	1.46	No	24				12	12											
HS1/26	HEL/058	Land adjacent 2 Queens Park Road	0.95	No	29								15	14							
HS1/27	HEL/250	Former Dexter Paints	0.83	Yes	27		10	10	7												
HS1/28	HEL/100	Land to rear of Bull and Butcher	0.95	No	24								10	14							
HS1/29	HEL/077	Land at Oswald Street	0.60	No	20				10	10											
HS1/30	HEL/014	Brampton House, 500 Colne Road	0.64	Yes	18				5	5	5	3									
HS1/31	HEL/059	Land adjacent 250 Brownsie Road	0.73	No	18			5	5	5	3										
HS1/32	HEL/139	Clevelands Road (South)	0.42	No	13																
HS1/35	HEL/256	Former Lodge Mill, Barden Lane	2.32	No	35				20	15											
HS1/36	HEL/105	Land West of Smithyfield Avenue	1.72	No	30								20	10							
HS1/37	HEL/260	Barden Mill, Barden Lane	0.85	Yes	37																
HS1/38	HEL/019	Butchers Farm	1.17	Yes	24		12	12		17											
<b>Planned Delivery</b>						4200	251	277	218	416	425	379	294	249	248	189	105	96	99	76	57
							194	194	194	194	194	194	194	194	194	194	194	194	194	194	194



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### APPENDIX 2: Proposed Main Modifications Monitoring Framework Changes

SP2	Housing Requirement 2012-2032	3,880 dwellings provided or brought back into use 2012-2032	To 2032	2, 3, 10	Net additional dwellings: <ul style="list-style-type: none"> <li>per annum</li> <li>per phase</li> <li>over the plan period</li> </ul> <ul style="list-style-type: none"> <li>by location/settlement category</li> </ul> <ul style="list-style-type: none"> <li>On allocated sites</li> <li>On windfall sites</li> </ul>	BBC Council Tax Register	AMR	
		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
		228 empty homes brought back into use	To 2032			No. of empty homes brought back into use: <ul style="list-style-type: none"> <li>per annum</li> <li>over the plan period</li> </ul>	BBC Council Tax Records	AMR
Associated Plans/Strategies		SHMA, BBC Empty Homs Programme			Lead Organisation(s)	BBC, LCC, Lancashire LEP, Burnley Action Partnership, HCA, Registered Providers, Private Sector		
SP3	Employment Land Requirement 2012-2032	Provide 99.66 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"> <li>per annum</li> <li>on allocated sites</li> <li>on windfall sites</li> </ul>	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 )
HS1	Housing Allocations	4,180, 1,798 net additional dwellings	To 2032	2, 3, 9 10	Net additional dwellings: <ul style="list-style-type: none"> <li>per annum</li> <li>over the plan period</li> </ul>	Local Authorities	AMR HLA	

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		completed			• per site		
<b>HS7</b>	<b>Gypsy &amp; Traveller Site Allocations</b>	Provision of 5 Gypsy and traveller pitches to 2026	To 2026	2	Total number of pitches available	BBC, CLG Gypsy and Traveller Caravan Count	AMR
<b>HS8</b>	<b>Gypsy &amp; Traveller Site Criteria</b>	maintain a 5 year supply of pitches	To 2032	2, 5,	New pitches and plots approved and provided per annum (allocations & windfall development)		
<b>HS9</b>	<b>Gypsy &amp; Traveller Site Occupancy Condition</b>		To 2032	2, 5			
<i>Associated Plans/Strategies</i>		<i>Gypsy and Traveller Site Allocations DPD, SHMA, GTAA, GTAA Addendum</i>			<i>Lead Organisation(s)</i>		<i>BBC</i>
<b>EMP1</b>	<b>Employment Allocations</b>	70.54-32.83 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"> <li>• per annum</li> <li>• over the plan period</li> <li>• per site</li> </ul>	BBC, VOA	AMR ELM
<b>IC67</b>	<b>Taxis and Taxi Booking Offices</b>	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 <u>outside of areas specified in Clause 1 of policy in the secondary shopping frontage</u>	BBC	AMR

