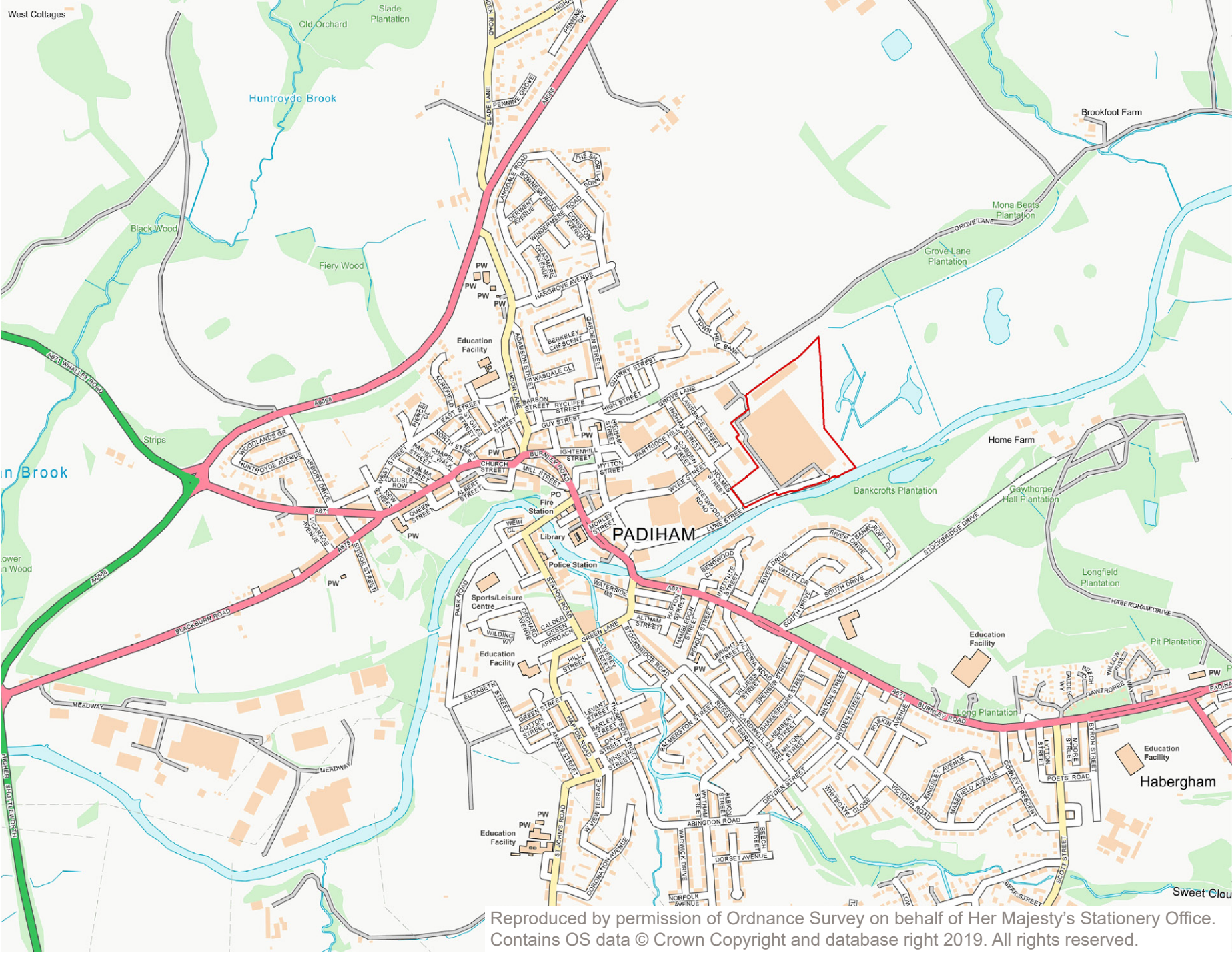


PROPOSAL FOR NEW HOMES AT THE FORMER BAXI HEATING WORKS

Homes England are the government’s housing accelerator, responsible for increasing the number of new homes that are built in England and are now developing proposals to deliver new homes on the site of the former Baxi Heating Works, Padiham. The thoughts of the local community are important in further developing the design and we would welcome your feedback.

LOCATION PLAN



SITE AERIAL



THE SITE

The Application Site covers an area of approximately 6.2 hectares and is located adjacent to Padiham Town Centre, in north west Burnley. The site comprises hardstanding, previously the location of the now demolished Baxi factory buildings, with a car park to the west. Access to the site is from Wyre Street and Holmes Street to the west. The site currently lies within areas that might flood but the new housing will be protected by the proposed Environment Agency new flood defences.

The site is bound by existing commercial and residential development to the west, the River Calder to the south, open countryside to the east and vacant land which formed the remainder of the factory to the north. The River Calder is lined by mature trees, beyond which are 20th century housing estates. Gawthorpe Hall, a Grade I Listed Building with a Grade II Registered Park and Garden, is approximately 760m south east of the site. The open countryside to the east is designated as Green Belt and includes large areas of grassland and woodland designated as part of Burnley’s Ecological Network.

Padiham is classed as a ‘Key Service Centre’ in the Burnley Local Plan (2018). Padiham is one of two main settlements within the Burnley District along with Burnley Town, located approximately 5km to the east.

The Application Site lies within the Padiham Development Boundary and local services and facilities are highly accessible by sustainable modes of transport.



Photo 1: View from the northern boundary looking south towards the site’s southern boundary and mature trees beyond the River Calder



Photo 2: View from the south western corner of the site showing industrial buildings to the west and the site’s northern and eastern boundaries

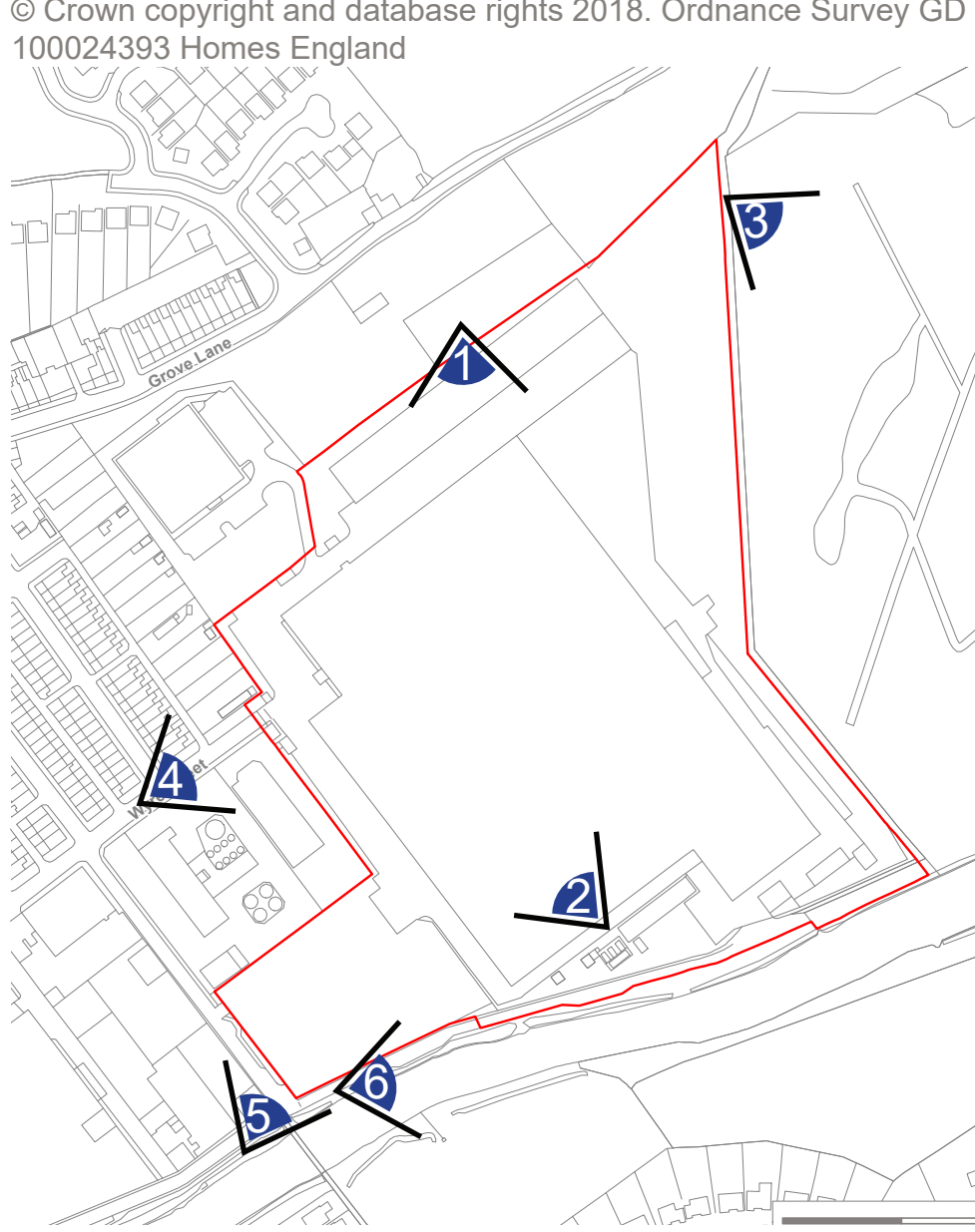


Photo Locations Plan



Photo 3: View from the sites eastern boundary, adjacent to the PRoW looking towards the wider countryside and Burnley FC Training Ground



Photo 4: View east along Wyre Street showing the entrance to the site



Photo 5: View from Lune Street showing access point in the site’s south eastern corner



Photo 6: View along the PRoW adjacent to the River Calder

PLANNING CONTEXT

SITE ALLOCATION

The Application Site is allocated in Burnley Borough Council's Local Plan 2012 – 2032 for residential development of up to 244 dwellings. The site lies within the Padiham Development Boundary and local services and facilities are highly accessible by sustainable modes of transport. Padiham has regular bus services connecting it to nearby towns.

The Application Site includes previously developed land and local and national planning policy encourages the use of previously development land ahead of greenfield sites.

Approximately 8.23 hectares of land is allocated in the Local Plan under Policy HS1/5. This requires developments on this site to:

- Include a mix of dwelling types including a minimum of 60% 3+ bedroom detached homes and semi-detached houses of which at least 50% should be detached;
- Retain/develop the southern part of the site adjoining the River Calder as multi-functional green infrastructure with public access; and
- Provide alternative access from one or more available access points i.e. Grove Lane, Wyre Street and Lune Street.

The Application Site does not form all of the land allocated in this policy with a separate planning application (Reference APP/2018/0598) having already been submitted to the Local Authority on the northernmost part of the allocated land. This application was submitted in October 2018 and seeks permission for up to 40 dwellings but is yet to be determined.



Photo 1: View east along the River Calder

FLOOD ALLEVIATION SCHEME

The Environment Agency are currently developing a flood alleviation scheme for Padiham to reduce the risk of flooding from the River Calder and Green Brook. The flood alleviation scheme proposes approximately 1.4km of flood defences along the River Calder. The proposed mitigation measures are likely to include new flood walls and an embankment on the River Calder, located south east of the site. A full planning application will be submitted to Burnley Borough Council for determination.

The Application Site lies in an area of low, medium and high risk of flooding. The site will benefit from the Environment Agency's flood alleviation scheme along with the wider town. The proposed development will take into account the design of the flood alleviation scheme to ensure that the houses can be safely developed and occupied and that it will not increase the risk of flooding elsewhere. Funding of circa £4 million has been secured via Environment Agency Grant Aid Funding and the Lancashire Enterprise Partnership (LEP) Local Growth Fund.

PADIHAM PUBLIC REALM IMPROVEMENTS

Lancashire County Council in partnership with Burnley Borough Council are working on enhancing the public realm in Padiham Town Centre. The aim of the scheme is to promote a more pedestrian focussed environment by widening the footways, lowering vehicle speeds, laying quality paving, making changes to the existing pedestrian crossing facilities and providing additional crossing points. The works are taking place in and around Burnley Road from Church Street to Waddington Street.

PADIHAM HOUSING MARKET

At the time of the 2011 Census, the local Gawthorpe Ward had 2,849 dwellings. Approximately 59% of dwellings within the ward are terraced properties, this is significantly higher than the North West average of 30% and the England and Wales average of 25%. The housing stock within the Gawthorpe Ward comprises the following mix:

- 11% Detached;
- 19% Semi-detached;
- 59% Terraced; and
- 11% Flat/Maisonette.

A lot of the terraced stock comprises pre-1919 2 bedroomed dwellings, limiting choice in the market.

The above figures demonstrate a need for an increase in larger family homes within the area. The proposed development will be able to play a role in diversifying the housing market within Padiham to introduce family homes to meet the needs of a wide range of households and support economic growth.

Burnley Council have identified improving housing choice, especially detached, semi-detached and larger terraced housing with off-street parking and gardens as a key issue within the Local Plan.



Photo 2: Terraced housing stock in Padiham



Photo 3: Existing view from the PRow on Jack Hill, looking south towards the Site.



Photo 4: Existing view from the Bronte Way on higher ground to the north of Ightenhill, looking west towards the Site.

VISUAL ENVIRONMENT

To the east of the Site, on the south side of the River Calder is the grade I listed Gawthorpe Hall, the associated Registered Park and Garden (grade II) and other statutory listed buildings. Mature tree cover along the River Calder and within the Registered Park and Garden screens views towards the Site from these heritage assets.

There are elevated views of the Site looking south from the footpath between Grove Lane and housing on higher ground on Townhill Bank, see photograph 3. There are also views north towards the Site, between riverside trees, from the permissive footpath on the south side of the River Calder, and the Site. There is a distant elevated view west from the Bronte Way on higher ground north of Ightenhill, which includes the Site on the valley floor in a very small part of the overall view, see photograph 4.

LOCAL TOWNSCAPE

The Padiham Conservation Area is approximately 450m west of the Application Site. The boundaries of the Conservation Area cover the town centre with the southern boundary following the River Calder. There are several Grade II Listed buildings within the Conservation Area including St. Leonard's Church. Historic routes through Padiham comprise Church Street and Burnley Road. Built form along these routes comprises higher density development which generally comes to the pavement edge creating a sense of enclosure. Historic development in the town centre and Conservation Area utilises the sloping landform. East of the town centre, and close to the river, built form is defined by historic mill buildings. Traditionally buildings within the town are constructed from buff sandstone with grey tiled roofs and are either two or three storey.

Housing in Padiham typically comprises dense, two storey terraced dwellings constructed in buff sandstone with grey tiled roofs. Terraced properties to the north of the site are set back from the road by small private gardens with the dwellings to the northwest coming to the pavement edge, which is typical of most housing in the area. Beyond the terraced housing to the north of the site is a late 20th century housing estate comprising 2 storey detached properties in red brick, with cul-de-sacs around a central open space. South of the River Calder, more recent residential development comprises 2 storey detached or semi-detached and 3 storey townhouses in red or buff brick and stone.



Photo 1: Late 20th century housing estate north of the site at Townhill Bank. Dwellings are detached and centred around an open space



Photo 2: Detached residential development at Ashendean View, north of the site



Photo 3: Three storey industrial building to the west of the site on Holmes Street



Photo 4: Traditional dense terraced housing in yellow brick on Lawrence Street



Photo 5: Traditional terraced housing on Grove Lane



Photo 6: Traditional housing along Grove Lane in brick and render



Photo 7: View of the chimney at Habergham Cotton Mill



Photo 8: St. Leonards Church in the Conservation Area



Photo 9: View of Burnley Road in the town centre showing traditional three storey buildings



Photo 10: Recent 2 storey detached dwellings at Bendwood Close reflecting traditional materials



Photo 11: Recent 3 storey townhouses at Bendwood Close reflecting traditional materials



Photo 12: Detached and semi-detached dwellings along River Drive

LOCAL FACILITIES

The Application Site is approximately 500m east of Padiham town centre. There are a range of local facilities and services in the town centre including a supermarket, convenience store, health centres, dental practices, pharmacy, public houses, churches and a library. A number of other facilities are available in Padiham including a leisure centre, a post office, primary and secondary schools, a college, and sport and recreation facilities. National Trust's Gawthorpe Hall is approximately 760m east of the Application Site.

The development site has good access to public transport. Bus provision is excellent with regular services connecting Padiham to nearby towns and residential areas, with Burnley bus station acting as a key interchange.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KEY					
Application Boundary	Key Routes	PRow Footpath	Long Distance Route	Bus Routes	Bus Stops
National Cycle Route	Leisure	Health Care	Shopping	Education	Post Office
Places of Worship	Town Centre	Employment	Open Space and Recreation		



Photo 1: Padiham Town Hall



Photo 2: Local shops in the town centre



Photo 3: Bertwistle's Bakery on Ightenhill Street



Photo 4: National Trust Gawthorpe Hall



Photo 5: Local shops in the town centre along Burnley Road

CONSTRAINTS AND OPPORTUNITIES

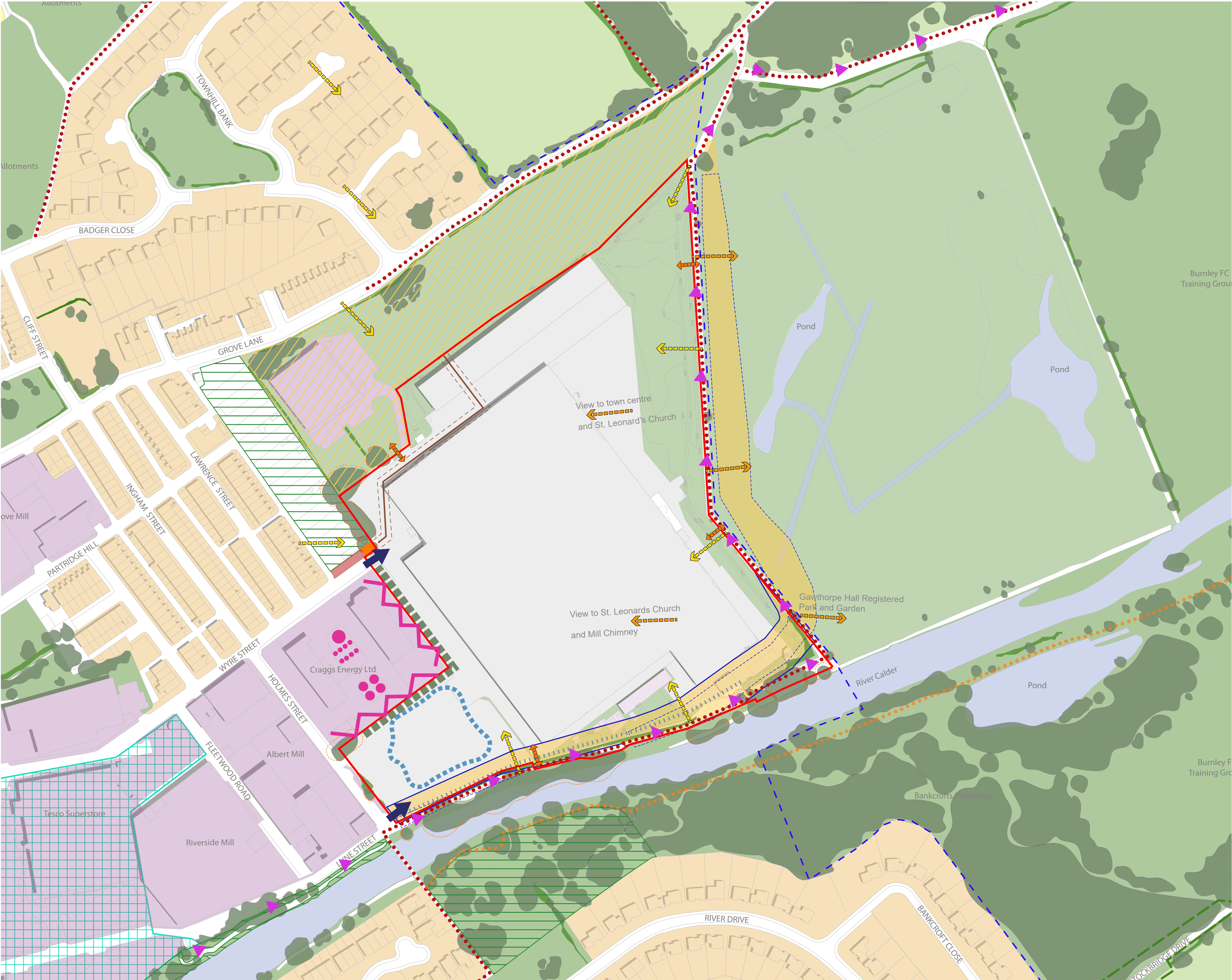
An assessment has been carried out to understand the constraints and opportunities that are likely to affect the developability of the site.

The main constraints are:

- The Site is within areas of low, medium and high risk of flooding;
- Environment Agency Flood Defence scheme is located within the southern edge of the site and along the eastern boundary;
- Gas tanks and commercial/industrial development adjacent to the site’s western boundary; and
- Combined sewer in the north western corner of the site.

The main opportunities are:

- Location of the site overlooking the River Calder and adjacent countryside;
- Opportunity to provide vehicular access from Wyre Street and Lune Street to deliver much needed family housing;
- Environment Agency flood protection scheme to benefit the site as well as the wider town;
- Views towards St. Leonard Church Spire and former Mill Chimneys in the town centre and Gawthorpe Hall Registered Park and Garden to the southeast;
- Public Right of Way (PRoW) network and Long Distance Route adjacent; and
- Opportunity to provide pedestrian and cycle connections to proposed housing north of the site, the Public Right of Way and River Calder.



KEY			
<div></div> Application Boundary (6.16ha)	<div></div> Development Boundary (Local Plan Policy SP4 Development Boundary)	Landscape and Views	
EXISTING FEATURES AND CONSTRAINTS		<div></div> Tree	<div></div> Combined Sewer with 3m Easement
Land Use		<div></div> Root Protection Area	Environment Agency Flood Defence Scheme
<div></div> Residential Land	<div></div> Protected Open Space (Local Plan Policy NE2)	<div></div> Hedgerow	<div></div> Proposed Flood Defence Area
<div></div> Employment Land	<div></div> Town Centre Boundary (Local Plan Policy TC2 Development within Padiham Town Centre)	<div></div> Contours	<div></div> Flood Defence Easement
<div></div> Open Space	<div></div> Registered Park and Garden (Local Plan Policy HE2 Designated Heritage Asset: Registered Park and Garden)	<div></div> Views To Consider into the Site	<div></div> Flood Defence Wall
<div></div> Rough Grassland and Scrub		<div></div> Views To Consider from the Site	<div></div> Flood Defence Bund
<div></div> Agricultural Land	Access and Movement	<div></div> Visually poor edge	OPPORTUNITIES
<div></div> Play Provision	<div></div> Access	<div></div> Visually Poor Feature (Gas Holders)	
Local Plan Policies		<div></div> Utilities	<div></div> Potential Vehicle Access
<div></div> Housing Allocation	<div></div> Recreational Route	<div></div> Sub Station	<div></div> Potential Location for Drainage Attenuation
	<div></div> Public Right of Way		<div></div> Potential Buffer Planting to Industrial Land
	<div></div> Footpath		<div></div> Potential Pedestrian and Cycle Connection

DEVELOPMENT FRAMEWORK

We have collated information from a variety of sources and the analysis of the Site and planning policy context has set the principles for the proposed Development Framework shown below. This identifies access points and movement through the site, areas of residential development, housing density, public open space provision, landscaping and development constraints. This has been used to inform the Residential Masterplan for the site.



- 1 Development to back onto existing employment land with a tree planting buffer to back gardens.
- 2 Natural and semi-natural green space with trees and pockets of woodland planting located to eastern and southern development edge to provide a buffer to the open countryside and River Calder; and providing multi-functional green infrastructure.
- 3 Open space with equipped children's play amenity area overlooked by surrounding dwellings and located at the entrance of the development to create a green gateway to the site.
- 4 Potential pedestrian and cycle connection to housing allocation land off Grove Lane, providing a link to any future residential development.
- 5 Vehicle access, 5.5m wide carriageway with 2m wide footways, from existing access off Wyre Street.
- 6 Secondary vehicle access, 5.5m wide carriageway with 2m wide footways, with Lune Street extended into the site and Holme Street realigned into the site to provide a significant visibility improvement around the existing bend. Redundant highway land to form a focal space and gateway to the site with public realm enhancements including footpath cycleway, open space and tree planting (option preferred by LCC Highways).
- 7 Foul pumping station located at lowest point of site adjacent to Holmes Street with suitable fencing, vegetation and tree planting.
- 8 Attenuation pond (SUDs) located at low part of the site within semi-natural green space to create a green gateway to the development and form a buffer to the adjacent gas tanks and industrial land use.
- 9 Pedestrian and cycle connections to the existing PRoW adjacent to the southern and eastern boundaries of the site.
- 10 Environment Agency Flood Defence Scheme easement with 5m offset from base of bund and 8m offset from flood defence wall.
- 11 Potential pedestrian improvements to Lune Street with footway widened (dependent on flood defence scheme).

ILLUSTRATIVE MASTERPLAN

An illustrative masterplan has been prepared to demonstrate how the proposals could be accommodated on the Application Site. In summary, the proposals include:

- 141 dwellings of which 10% will be affordable;
- Primary vehicular access from Wyre Street and secondary access from Lune Street and Holmes Street;
- Pedestrian and cycle connections to the Public Right of Way adjacent to the Site's southern and eastern boundaries;
- Open space with children's play area and drainage attenuation in the south western corner of the Site to act as a green gateway; and
- Semi-natural and natural green space with tree planting along the eastern and southern Site boundaries adjacent to the open countryside and River Calder.

Detailed design would have to be submitted to Burnley Borough Council subject to outline permission being granted. Therefore the illustrative plan does not attempt to provide specific architectural styles for the housing. It is anticipated that the detailed development design would seek to be in keeping with the local vernacular.

The proposed residential mix comprises:

Unit Type	No.	%
5 Bed Detached	14	10
4 Bed Detached	28	20
4 Bed Semi-Detached	28	20
3/4 Bed Townhouse	7	5
3 Bed Detached	23	16
3 Bed Semi-Detached	20	14
3 Bed Terrace/Mews	6	4.5
2 Bed Semi-Detached	6	4
2 Bed Terrace/Mews	3	6.5
Total Housing	141	100



- 1 Development backing onto existing employment land with tree planting buffer to back gardens.
- 2 Green space and tree planting to boundary providing multi-functional green infrastructure and a buffer to the countryside and River Calder.
- 3 Pedestrian and cycle connections to the existing PRoW adjacent.
- 4 Open space with equipped children's play area overlooked by surrounding dwellings and located at the entrance of the development to create a green gateway to the site.
- 5 Potential pedestrian and cycle connection to housing allocation land providing a link to any future residential development.
- 6 Vehicle access, 5.5m wide carriageway with 2m wide footways from Wyre Street.
- 7 Secondary vehicle access, 5.5m wide carriageway with 2m wide footways from Lune Street and Holmes Street. Focal space and gateway to the site including footpath cycleway, open space and tree planting.
- 8 Potential pedestrian improvements to Lune Street with footway widened.
- 9 Attenuation pond (SUDs) and foul pumping station located at low part of the site within semi-natural green space to create a green gateway to the development and form a buffer to the adjacent industrial land.
- 10 Central focal space with formal open space, tree planting and feature buildings.

KEY

Application Boundary (6.16ha)

Existing Features

- Housing Allocation
- Public Right of Way
- Trees/Woodland
- Root Protection Area
- Hedgerow

Environment Agency Proposed Flood Defence Scheme

- Flood Defence Bund with 4m wide Access Track along Centre
- Flood Defence Wall

Proposed

- Residential Dwellings
- Green Infrastructure
- Sustainable Drainage
- Primary Vehicle Route
- Secondary Lane/Shared Surface
- Entrance Feature
- Local Equipped Area for Play (LEAP)
- Foul Pumping Station
- Indicative Tree Planting