

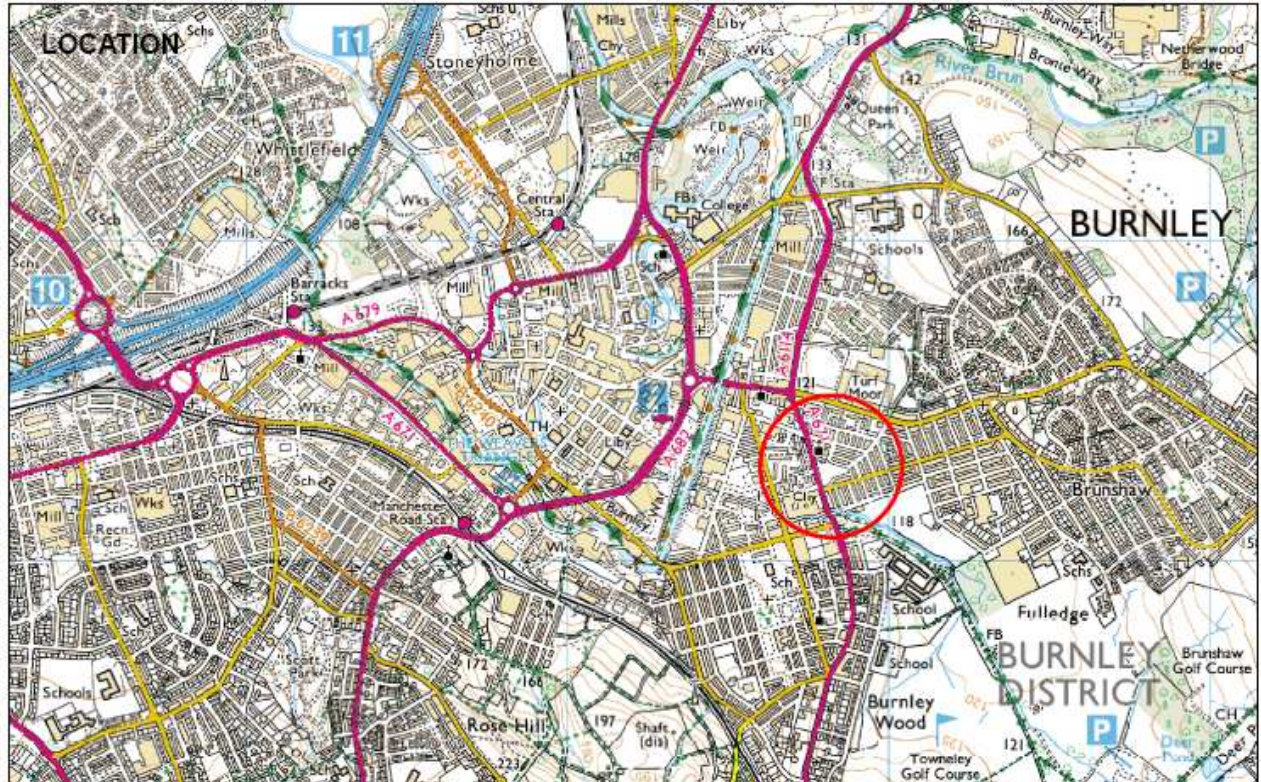
**EXPRESSIONS OF INTEREST  
0.372 HECTARES (0.92 ACRES)  
OF VACANT LAND AT TODMORDEN ROAD  
BURNLEY  
LANCASHIRE  
BB10 4EA**

**CLOSING DATE FOR EXPRESSION OF INTEREST  
1000 HOURS FRIDAY 30 JULY 2010**

## EXPRESSION OF INTEREST/OFFERS

### Vacant Site at Todmorden Road, Burnley, Lancashire, BB10 4EA – The Cleared Site of the Former Springfield Community Primary School

Lancashire County Council shall be offering for sale this development site.



## **The Site**

Approximately 0.372 hectares (0.92 acres) of land shown edged red on the plan.

## **Location**

The land is located at Todmorden Road, Burnley and can be accessed directly from Todmorden Road and Higgin Street, Todmorden Road (A671) is a primary road through Burnley and is conveniently located close to the motorway network and has good transportation links.

The site is also less than 200 metres away from Turf Moor Football Ground (Burnley FC) and is approximately ¼ of a mile from Burnley town centre and its amenities.

## **Tenure**

The land is freehold, the title is as detailed in the tender documents and contract.

## **Description**

A cleared site of the former Springfield Community Primary School. The site is predominantly bound by stone walls and fencing around the newly established Burnley Registration Office.

## **Culvert**

It is understood that a surface water culvert lies beneath the site along the approximate route identified on the attached plan. The culvert is known to require repair works and a copy of the inspection report dated 14 December 2004 is available for inspection.

- a. The purchaser is obliged to rebuild the section of the culvert Ps-Ps shown on the plan within 2 years of the sale of the land and to provide a bond of £184000. This figure is based on the Highway Authority paying 20% of an estimated cost of rebuilding that section of culvert of £230000.
- b. If the culvert collapses at any time, the purchaser shall ensure that the watercourse is kept clear of debris to reduce the risk of possible flooding upstream.
- c. Where the culvert remains beneath the adopted highway, a permanent easement of 4m either side of the culvert centreline is required by the Highway Authority for future maintenance of those sections of culvert.
- d. The section of culvert Ps-Ps which is to re-built will be subject to our Technical Approval procedure and in accordance with conditions and requirements attaching to any subsequent planning approval.
- e. The remaining section of culvert through the land (Ps to the property boundary with Higgin Street) would similarly be subject to Technical Approval if included within any highway planning proposals.

## **Reservations**

The land shown hatched shall remain un-built upon and clear of a boundary or any other structures. Vegetation in this area shall not exceed 1.000 metre in height.

As and when the hatched land is required for highway purposes the freehold interest in the land shown hatched, shall be dedicated free of charge to the County Council or the Highway Authority at that time.

## **Viewing**

The land may be viewed from the adjacent public highway and/or more detailed inspections can be arranged through Mr Gary Jones on 01772 533864.

## **Services**

It is believed that all main services are available in the adjacent highways. However, prospective parties should contact the statutory undertakers to confirm this and to ascertain whether there is sufficient capacity available for their proposals.

## **Roads and Access**

The site can be accessed from Todmorden Road and Higgin Street which are understood to be adopted highways however, it is the responsibility of any interested parties to satisfy themselves as to its status.

## **Possession**

Vacant possession will be given upon completion.

## **Expressions of Interest**

The land is offered for sale on the terms detailed. However, please note that the County Council shall not be bound to accept the highest or any offers received, and it shall consider the merits of all offers made.

## **Fees**

In addition to the purchase price, the purchaser will be liable, on completion, to make a contribution to the County Council's legal and surveying fees equivalent to 2% of the purchase price, subject to a minimum of £600 and shall reimburse the County Council such sums due in relation to the local searches.

## **Offers/Expressions of Interest**

To be returned by 1000 hours Friday 30 July 2010.



## Misrepresentations

Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

If you require further information please contact:

Mr Gary Jones  
Lancashire County Property Group  
PO Box 26  
County Hall  
Preston  
PR1 8RE  
Tel: 01772 533864  
Fax: 01772 533550  
Email: [gary.jones@lancashire.gov.uk](mailto:gary.jones@lancashire.gov.uk)

## Planning Brief

### 1.0 Context

- 1.1 This brief is provided for the purposes of determining the disposal options for the land, which has been declared surplus to operational requirements.

### 2.0 The Site

- 2.1 The former primary school site on Todmorden Road, Burnley is located within a predominantly residential area to the east of Burnley Town Centre consisting, for the most part of 19<sup>th</sup> C terraced housing. The site is irregular in shape with a mid site pinch point and is bounded to the north by the new Registrar's Office and by terraced housing on Eastham Street. The rear elevations of further terraced housing continue to wrap around the eastern and southern boundaries of the site off Lyndhurst Road and Admiral Street.

#### Site conditions, constraints & access

- 2.2 In addition to the compromised shape of the site, any redevelopment potential is currently further constrained by the culvert that runs diagonally through the site creating an 8 metre wide exclusion zone over which there should be no built development. The culvert has been identified as requiring remedial works. Access appears to be restricted to the continuation of Higgin Street together with the frontage onto Todmorden Road. However proximity to a traffic light controlled junction may be a highway safety issue.
- 2.3 The site is located in a flood zone which any redevelopment proposal will need to take into account in terms of finished floor levels.

### 3.0 Local Plan designation

- 3.1 Local Plan designation – the site falls within the urban boundary and is unallocated in land use terms on the proposals map of the Burnley Local Plan though the local focus is on housing market renewal and regeneration.

### 4.0 National & Regional Guidance

- 4.1 National and regional planning guidance favours the re-use of existing buildings, the use of previously developed land and finally greenfield sites in accessible locations. This site would be considered to be previously developed.

Previous restraint on new house building outside the metropolitan areas of the North West has effectively been lifted with the approval of the Regional Spatial Strategy for the North West in September 2008.

### 5.0 General Issues

- 5.1 Sequential approach to the efficient use of land and buildings  
National, regional and development plan policies promote the sequential approach to all new development i.e. in order of preference, the use of existing buildings followed by the use of previously developed sites and finally greenfield sites in accessible locations. The whole of this site will be classed as currently developed. None of the trees on the site are protected by a Tree Preservation Order.

- 5.2 Sequential approach to retail, leisure and office development  
National and regional planning guidance sets out the need to plan for the growth of existing centres and promote and enhance existing centres, by focusing development within them. This type of development is focused within existing centres through the adoption of another sequential approach. In order of desirability: town centre; edge of town locations; out of centre locations; and finally out of town sites. This site is in an edge of centre location with reference to Burnley Town Centre.

### 5.3 Sequential approach to residential development

National and regional planning guidance applies a similar approach to the planning for new residential development favouring the re-use of existing buildings, the use of previously developed land and finally greenfield sites in accessible locations. This site would be considered to be currently developed.

### 6. Accessibility

- 6.1 Another main policy focus is the concentration of new development within or adjacent to existing towns and villages which are accessible by modes of transport other than the car. The site is well located to take advantage of alternative sustainable modes of transport.

## 7.0 Redevelopment and alternative uses

- 7.1 Residential (Use Class C3) – Policies H1 and H2 of the Burnley Local Plan set out the supply of housing land in the Borough and how the land will be sequentially released, taking into account sites with planning permission, existing housing allocations and mixed use sites suitable for housing. These policies allow for a supply of permissions sufficient to bring forward one years completions. This allowance had already been taken up for April 2006- March 2007 and a policy of restraint previously applied as a result.

NB: Previous restraint on new house building outside the metropolitan areas of the North West has effectively been lifted with the approval of the Regional Spatial Strategy for the North West in September 2008.

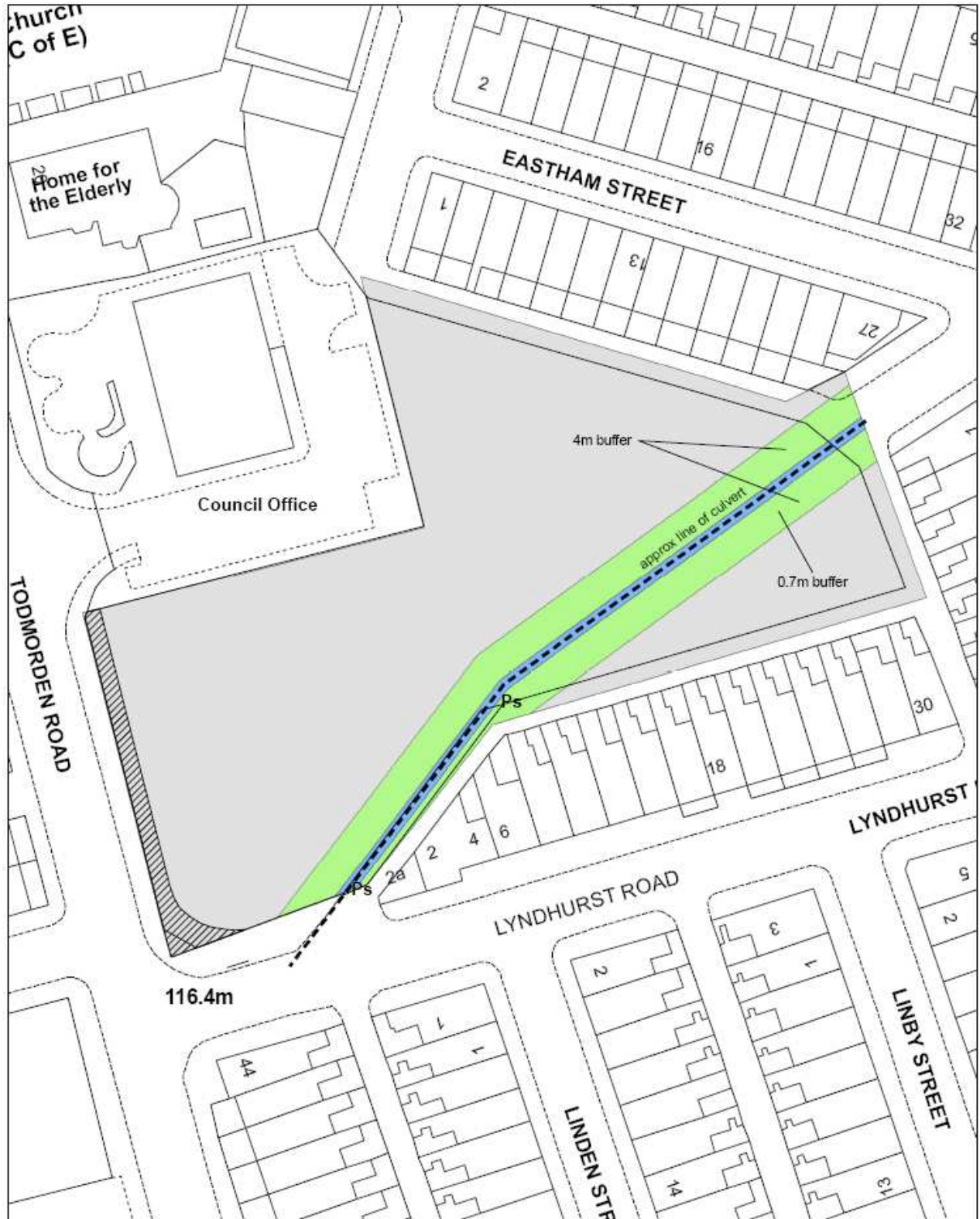
- 7.2 Latest advice from Burnley Council (December 2009) is that whilst Burnley already has a demonstrable 7 year housing supply, windfall sites in appropriate sustainable locations could be considered favourably especially where they are supportive of wider regeneration initiatives.
- 7.3 From an assessment of potential options for the site, whilst residential would appear to be the most appropriate to adjoining uses the physical constraints, irregular shape, and close proximity of existing development to the site boundaries will need to be carefully considered in terms of access, site coverage, density and privacy.
- 7.4 Of alternative uses discussed with Burnley BC, some form of community based care facilities were considered to be potentially acceptable alternatives.

## 6.0 Conclusions

- 6.1 The site is brown field by definition and though unallocated in land use terms falls within an area where housing market renewal and regeneration determine redevelopment priorities. The site is somewhat compromised in terms of its redevelopment potential due to its awkward shape and the issue of the failing culvert. Nevertheless the site would present an appropriate opportunity for a limited development of housing or some form of community facility. Alternatively a small B1 office based business use could be accommodated on the site with limited parking. Rational redevelopment in all of these cases is largely dependant upon the repair or re -routing of the culvert.

Brian Sheasby  
Planning & Review Officer  
Property Assets Team  
April 2010

## Plan of Culvert/Reservation Area



PG/EVP/GAJ/B72/VPS/115/LK