

Appendix A

Council changes that go to soundness

Ref.	Change
CH1	<p>Amend para. 1.3 to read:</p> <p>Pendle Council has prepared the Bradley AAP because a large part of this inner urban ward close to Nelson Town Centre was identified as a priority area for regeneration and investment under the Government's Housing Market Renewal programme⁽²⁾. Its role is to support the regeneration of the area.</p> <p>Amend footnote 2 to read:</p> <p>The Government's HMR Programme was introduced in 9 Pathfinder areas in England in 2003. Pendle forms part of the Regenerate Pennine Lancashire (formerly Elevate East Lancashire) Pathfinder. HMR was intended to be a 10-15 year regeneration programme but it will now come to an end in March 2011.</p> <p>Delete point 1 of para. 1.4 and amend point 3 to read:</p> <p>To support the regeneration of the area by facilitating land use changes, supporting the use of compulsory purchase powers, etc.</p> <p>Amend final sentence of para. 1.7 to read:</p> <p>Pendle formed part of the Regenerate Pennine Lancashire (RPL) (formerly Elevate East Lancashire) Pathfinder.</p> <p>Amend first sentence of para. 1.8 to read:</p> <p>In Pendle the HMR Programme has focussed on the former textile towns of Brierfield, Nelson and Colne.</p> <p>Add para. after para. 1.12 to read:</p> <p>Whilst it was announced in 2010 that the HMR programme would cease in March 2011, the AAP will continue to guide the regeneration of the area and will be used to help secure alternative sources of funding.</p> <p>Amend final sentence of para. 2.4 to read:</p> <p>The Bradley AAP will primarily replace housing demolished within Bradley as part of the HMR Programme as part of the regeneration proposals.</p> <p>Add paras. after para. 2.17 to read:</p> <p>2.18 Despite the loss of the HMR programme, the need to address housing market failure, and its relationship to the economic performance of Pennine Lancashire, is recognised going forward in both the Pennine Lancashire Housing Strategy 2009-2029 (PLHS) and the Pennine Lancashire Integrated Economic Strategy (PLIES).</p> <p>2.19 The Bradley AAP will contribute to meeting the following objectives in the PLHS:</p>

	<p>Objective 1: To ensure a sufficient quantity, high quality, and appropriate type of housing supply to meet the economic aspirations and social needs of Pennine Lancashire;</p> <p>Objective 2: To develop sustainable neighbourhoods that can retain successful households and offer opportunities to inward movers and investors, reducing the disparities between neighbourhoods within Pennine Lancashire, providing linkages to economic growth;</p> <p>Objective 3: To meet the housing, health and support needs of our residents and vulnerable people.</p> <p>2.20 The PLIES sets out an Integrated Economic Strategy for Pennine Lancashire for the period up to 2020. It recognises that 'quality of place' is key to economic growth and the generation of wealth for the local population. The Bradley AAP will contribute to several objectives within this strategy, including:</p> <ul style="list-style-type: none">• Tackling urban deprivation across Pennine Lancashire and promoting the high quality neighbourhood environments needed to attract and retain skilled labour, and• Addressing image and quality of place to make Pennine Lancashire a natural place for new investment and a desirable place to live. <p>Delete paras. 6.42 to 6.44</p> <p>Amend first sentence of para. 6.45 to read:</p> <p>Long term vacant properties are also a problem in areas such as Bradley.</p> <p>Amend table on delivery following Policy 3 to read in relation to funding:</p> <p>Funding: Public, property owners.</p> <p>Amend table on delivery following Policy 4 to read in relation to funding:</p> <p>Funding: Lottery, Section 106, other public.</p> <p>Amend para. 6.76 to read:</p> <p>Pendle Council is passionate about encouraging better designed housing and public realm and is committed to the creation of sustainable, thriving and inspiring communities.</p> <p>Amend para. 6.77 to read:</p> <p>RPL have produced a guidance book entitled 'Raising Design Quality in Pennine Lancashire' which is intended to assist professionals developing schemes in regeneration areas such as Bradley, to ensure excellent design is intrinsic to every stage of the development process⁽³²⁾.</p>
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Add paras. after para. 7.3 to read:

As highlighted in the introduction, this plan has been prepared to support the delivery of the housing market renewal programme which began in 2003. In the 2010 Comprehensive Spending Review, the government announced the HMR programme would cease at the end of March 2011. Whilst significant HMR resources have been spent in Bradley, the Council will need to seek alternative sources of funding going forward.

The regeneration of housing market renewal areas remains a priority for the Council and in the short term the Council has allocated resources from its own capital programme to Bradley in 2011/12.

The Council will be seeking to secure new sources of funding to continue and complete the work that has been started. This will include the New Homes Bonus which will be secured through both new house building and through bringing empty homes back into use. The Council has a dedicated Empty Homes Officer and this approach has proved successful in dealing with empty homes.

The Homes and Communities Agency (HCA) are talking with Pendle Council about the possibility of providing finance to the Public/Private Joint Venture Partnership PEARL2 to assist in further regeneration projects. PEARL2 are also considering future bids in to the Regional Growth Fund (RGF) for their regeneration activity. All of this could help to support the delivery of the Bradley AAP.

Amend para. 7.9 to read:

Property improvements will be delivered through block improvement schemes and the 'improvement for sale' of individual properties. Extensive public subsidy will be required to deliver this element of the plan and new resources will need to be secured to fund further property improvements from the end of March 2011.

Amend final sentence of para. 7.10 to read:

Work will continue in 2010/11 with a further 14 properties being improved along Leeds Road.

Delete para. 7.11

Delete para. 7.16

Amend final sentence of para. 7.33 to read:

These include the HMR investment which has been made in other parts of Nelson, Colne and Brierfield, the Government's Building Schools for the Future programme, the Pennine Lancashire Multi Area Agreement, and the local Police and Communities Together (PACT) Panels.

Amend final sentence of para. 7.42 to read;

Relevant Pendle Council officers regularly attend these meetings to provide updates on the redevelopment projects and other matters.

Delete paras. 7.44 and 7.45

	<p>Amend first sentence of para. 7.46 to read:</p> <p>Linked to the economic downturn it is likely that some of the clearance sites could remain vacant and undeveloped for longer periods of time than originally expected.</p>
CH2	<p>Amend first sentence of para. 1.1 to read:</p> <p>The Bradley Area Action Plan (AAP) 2011-2021 is a Development Plan Document (DPD) in Pendle's emerging Local Development Framework (LDF)⁽¹⁾.</p> <p>Amend first sentence of para 4.2 to read:</p> <p>The vision for Bradley at the end of the AAP period (i.e. 2021) complements the vision set out in the Pendle Sustainable Community Strategy, whilst being locally distinctive to the Bradley area and the challenges it faces:</p>
CH3	<p>Amend point 2 of para 2.1 to read:</p> <p>Regional – North West Regional Spatial Strategy (RSS) and the Core Strategy of the Lancashire Minerals and Waste Local Development Framework. N.B. The Government has made clear its intention to abolish regional spatial strategies at the earliest opportunity.</p>
CH4	<p>Add sentence at end of para. 2.5 to read:</p> <p>Policy 22 of the Local Plan is therefore, in part, superseded by Policy 1a) of this AAP.</p>
CH5	<p>Delete paras. 2.22 and 3.23 and replace with the following:</p> <p>The Walverden Water indicative flood plain, as depicted by the EA (see map 3 overleaf), covers a substantial part of the Bradley AAP area and shows that a number of the sites which it is proposed to redevelop as part of this plan are at risk of flooding. Detailed flood risk reviews have been undertaken on these sites⁽²⁰⁾ and the sequential and exceptions tests have been applied in accordance with PPS 25 'Development and Flood Risk' (see Chapter 5 of the accompanying Technical Paper). Each site satisfies the requirements of these tests and is therefore considered suitable for redevelopment for residential use.</p> <p>These detailed flood risk reviews have involved the production of more accurate flood risk maps relating to development sites, which can be found at p.36-39 of the Technical Paper and should be referred to by developers. The flood risk reviews and maps have helped to shape the details of the flood risk policy (Policy 2) of this AAP.</p> <p>Add footnote to Map 3 to read:</p> <ul style="list-style-type: none"> • The map is based on the indicative floodplain information supplied by the Environment Agency. More detailed assessments produced by JBA Consulting provide more up to date information which shows more accurately flood risk to the housing development sites identified in the AAP. Maps produced by JBA Consulting are provided at p.36-39 of the Technical Paper accompanying the

<p>AAP.</p> <p>Add footnote to map 5 to read:</p> <ul style="list-style-type: none">• Flood zone information included on the map is based on indicative Environment Agency Floodplain Information. Reference should be made to Map 3 of the AAP for further context. <p>Delete paras. 6.30 to 6.33 and replace with the following:</p> <p>The Bradley AAP proposes residential allocations on four sites:</p> <ol style="list-style-type: none">a. Riverside Mill site,b. Giles Street area (the streets adjacent to and west of Throstle Nest Mill),c. Part of the Throstle Nest Mill Site (west of Queen street),d. Cooper Street site. <p>These sites are identified at risk of flooding in the Spatial Portrait (see map 3 in Chapter 3) which identifies the Environment Agency's Indicative Floodplain Map.</p> <p>To satisfy part c) of the exception test additional flood risk reviews have been undertaken for each of the sites by JBA Consulting. These reviews have been considered by the Environment Agency who are satisfied that residential use could be accommodated safely subject to the flood risk mitigation measures identified in these reports (detailed in the policy below) and to be agreed at the detailed application stage. Applicants for development on sites a, b and c above will therefore be required to submit a Flood Risk Assessment (FRA) to demonstrate how flood risk will be managed in accordance with the policy overleaf.</p> <p>It is important to note that the information produced by JBA provides a more accurate picture of actual flood risk for the four development sites than the Environment Agency's Indicative Floodplain Map. It is important that developers refer to this information and the maps produced by JBA which are shown at page 36-39 of the Technical Paper, in conjunction with the Environmental Agency's information.</p> <p>With regards to the Cooper Street housing site, the detailed flood risk review produced by JBA shows that this site is in fact in Flood Zone 1 (low risk) and not Flood Zones 2 and 3 as shown on the Environment Agency's Indicative Floodplain Map. The site is therefore appropriate for residential development and Policy 2 is therefore not relevant to this site.</p> <p>Amend part 1bii and part 1cii to read:</p> <p>That the ground floor level of any building(s) in the area shown at risk of flooding shall not be used for habitable accommodation unless a flood risk assessment of a development scheme proves that the ground floor accommodation will not be unduly at risk of flooding in relation to flood risk issues affecting the site.</p> <p>Add footnote to Policy 2 to read:</p> <p>"Habitable rooms are considered to be all rooms other than halls,</p>

	landings, bathrooms, toilets and small utility rooms”.
CH6	<p>Delete reference to Policy 6 from para. 6.1</p> <p>Delete final sentence of para. 6.2</p> <p>Delete Policy 6 and paras. 6.63 to 6.74</p>
CH7	<p>Amend para. 6.18 to read:</p> <p>The SHMA also considers what type of housing is required to help balance the housing market at a ward level. For Bradley it shows that there is a need for the majority (51% or more) of new housing to have 3+ bedrooms. This is not surprising given the predominance of 2-up 2-down bedroom terraced properties in the area. There is also high local demand for larger family homes from the many Asian Heritage households in the AAP area.</p>
CH8	<p>Add sentence to end of para. 6.19 to read:</p> <p>The Council will encourage developments which achieve Building for Life (Silver) and Code for Sustainable Homes (Level 3).</p> <p>Add para. after para. 6.19 to read:</p> <p>With regard to Secured by Design, an accredited development will negate crime and safety problems, which are prevalent in Bradley. It is therefore expected that new developments will achieve accreditation unless there are other design factors, for example the need to allow permeability through sites, which preclude this. Whether or not full accreditation is achieved the Council will expect applications to be supported by information indicating how steps to negate crime and maximise security have influenced the design of proposed development.</p>
CH9	<p>Amend Policy 1 to read:</p> <p>Policy 1 New Housing Development</p> <p>Part 1: New housing will be developed on the following sites (see map 6 above) in accordance with both the general criteria and any relevant site specific criteria included in this policy:</p> <ol style="list-style-type: none"> 1. Riverside Mill (2.52ha) <p>The Bradley AAP allocates the former Riverside Mill for housing. An element of mixed-use development will be allowed provided that it can be justified that:</p> <ol style="list-style-type: none"> i) A non-residential use is required to ensure that new housing is delivered and the site regenerated; ii) The amount of any non-residential use will not detract from the strategic aim of diversifying the housing offer and meeting housing need in the Bradley area and delivering regeneration; iii) Any non-residential use is complementary to any existing residential uses elsewhere on the site and would not prejudice the development of any other part of the site for residential use; and,

- iv) Any non-residential use would comply with extant planning policy in terms of its location and in all other regards.

A noise survey should accompany planning applications for developments on the site to ensure that any adverse impact on future occupants from the use of adjacent industrial sites is minimised. Applications should also be accompanied by a desk top study to assess whether the site is contaminated.

2. Throstle Nest Mill and adjacent land immediately to the west

a) the Giles Street area (0.83ha) - i.e. the streets immediately west of Throstle Nest Mill; and

b) that part of Throstle Nest Mill west of Queen Street (0.26ha) to be re-developed as part of a mixed-use scheme.

3. Land off Cooper Street

Part 2: Residential developments proposed on other sites within the AAP boundary should comply with the general criteria listed below:

General Criteria

a) New housing should be built at an appropriate density which ensures that new development is successful in both respecting the urban form of the surrounding area and also diversifying the local housing stock, which is typified by a high density, grid-iron pattern of terraced housing. New housing should be built at a minimum density of 30 dwellings per hectare in accordance with Policy 20 of the Replacement Local Plan and to ensure the effective use of land. Houses should have gardens and garages or off-street parking particularly on the Riverside Mill and the Giles Street area sites.

b) The majority of new houses in development schemes should be larger (3+ bedrooms) dwellings to help meet the needs identified in the Burnley and Pendle SHMA (Fordham Research, 2008).

c) On each site within the AAP area where 15 or more dwellings are to be provided a minimum of 20% of these dwellings should be affordable housing units unless it is demonstrated on an 'open book' basis ⁽²³⁾ that this would undermine the economic viability of the development. In such circumstances the maximum proportion of affordable housing units that can be provided viably will be sought. It is recognised that in some cases it may not be viable to provide any affordable housing units. Pendle Council will employ specialist consultants to provide independent third party advice on development viability. Developers may be required to pay for the cost of this independent assessment.

d) Development must incorporate Sustainable Drainage Systems (SUDS) ⁽²⁵⁾ unless it can be proven that it would not be viable to do so.

e) Development should achieve Secured by Design accreditation unless there are any site specific issues affecting the design of a development which preclude this. In either event full details of steps taken to maximise safety and minimise crime in a development should be submitted as part of the design and access statement accompanying any planning application.

	<p>f) Biodiversity should be conserved or enhanced, through the inclusion of greenspace and trees within developments, where feasible.</p>
<p>CH10</p>	<p>Delete para. 6.59 and replace with:</p> <p>The Throstle Nest Mill Improvement Study (2008) looked at potential future development options for the Mill complex. The Study indicated that the large north light mill and the multi-storey mill at the centre of the complex would be best retained for a manufacturing use, with potential for reorganisation of this part of the site.</p> <p>In the case of the smaller north light mill and multi-storey mill in the western corner of the Mill complex, to the west of Queen Street, the study indicated that a variety of uses such as office, studio, residential or live/work may be suitable for this site. It is expected that a mixed-use redevelopment of scheme would be made up of a combination of these use types.</p> <p>Retail facilities on Scotland Road which serve the local community of Bradley and are part of the key retail corridor leading to Nelson Town Centre are identified on Map 9. The local shopping frontage identified on the map is protected by Policy 26 of the Replacement Pendle Local Plan which resists non-shopping uses and this retail protection would be unaffected by adoption of this AAP.</p> <p>Amend Policy 5 to read:</p> <p>POLICY 5 – New and Existing Employment Sites and Retailing</p> <p>1. Proposals for new employment development (B1, B2, B8) will be supported on the following site:</p> <p>a) Land off Bradley Hall Road.</p> <p>2. The following site will be protected for long term employment use (B1 or B2 / B8):</p> <p>a) Throstle Nest Mill:</p> <p>i) Proposals for development other than for business or general industry will be resisted on the part of the Throstle Nest Mill site east of Queen Street (hatched blue on map 9 overleaf). Change of use from B1/B2/B8 will only be considered where the criteria in saved Policy 22 of the Replacement Pendle Local Plan are met (see Appendix 3).</p> <p>ii) The part of the site west of Queen Street (hatched yellow on map 9 overleaf) will be considered for change of use to mixed use (see para 6.60) in line with Policy 1 of this AAP.</p> <p>Amend final point in key to Map 9 to read:</p> <p>Local Shopping Frontage as defined by Replacement Local Plan Policy 26</p>
<p>CH11</p>	<p>Amend para. 7.30 to read:</p> <p>It is expected that funding will be accessed from a range of public and</p>

	<p>private sector sources to deliver the plan. This could include:</p> <ul style="list-style-type: none"> • Housing Market Renewal (residual funding) • Lancashire County Council • Homes and Communities Agency (formerly Housing Corporation) • Lancashire Transport Plan • New Homes Bonus • Regional Growth Fund • MyPlace funding • Private sector • S106 monies • Community Infrastructure Levy
CH12	Amend Table 3 as in Annex 1
CH13	Amend Table 4 as in Annex 2
CH14	<p>Add sentence to end of para. 8.4 to read:</p> <p>A full review of the AAP will be carried out in 2016 to assess whether progress is being made towards achieving the targets and to see if the strategy and policies within the AAP are effective.</p>
CH15	Amend Table 5 as in Annex 3

Annex 1 – Table 3

Policy 1 – New Housing Development

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Riverside Mill	Redevelopment of Riverside Mill for new housing	New housing, new open space, improvements to the river corridor	Private developer		£8,659,620	Planning fees, etc.	Private developer. Site to be developed in phases over plan period. Planning application for 'phase 1' development of 9 houses submitted to the Council in Jan 2011.
Cooper Street redevelopment site	Demolition of 22-50 Cooper Street and redevelopment of the site for new housing	New housing	Pendle Borough Council	Private developer / RSL	£1,740,000	£1.2mill invested to date on acquisition and clearance of the site.	Public (HMR), private. New housing to be developed on the site in the long term.
Housing redevelopment adjacent to Throstle Nest Mill (Bankhouse Road/Giles Street clearance site)	Demolition of housing adjacent to Throstle Nest Mill (Bankhouse Rd/Giles Street) and redevelopment for new housing	New Housing	Pendle Borough Council,	PEARL2	Not available	£5.2mill spent to date on site assembly and clearance.	Public (HMR), private developer, RSL Land assembly is ongoing (short- term) Redevelopment (medium term)

Policy 2 - Flood Risk

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Addressing Flood Risk on relevant housing sites	Flood Risk Assessments to be undertaken and appropriate mitigation measures to be designed into developments	New Housing	Private developer / PEARL2		Not available	£0	Private developer Over plan period

Policy 3 – Property Improvements

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Dalton Street	Block Improvement works to properties along Dalton Street	Improved properties	Pendle Borough Council	Private owners	£1,170,000	£0	Public, private (property owner) Long term
Scotland Road	Block improvements works to properties along Scotland Road/Oak Street	Improved properties	Pendle Borough Council	Private owners	£1,175,000	£0	Public, private (property owner) Long term
Leeds Road / Bankhouse Road Improvements	Block improvements works to	Improved properties	Pendle Borough Council	Private owners	£3,460,000	£1,952,000	Public (RPL), private (property owner)

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	properties along Leeds Road and Bankhouse Road						Short-medium term (94 properties have been improved on Leeds Road / Bankhouse Road during 2008/09 and 2009/10)
Crawford Street improvements	Block improvements on Crawford Street and Bankhouse Road	Improved properties	Pendle Borough Council	Private owners	£500,000	£0	Public, private (property owner) Long term
Regent Street Improvement Area	Block improvement work to properties between Bradley Primary School and Cliffe Street	Improved properties	Pendle Borough Council	Private owners	£2,370,000	£0	Public, private (property owner) Long term
Charles Street/Rook Street Improvements	Block improvement work to properties between Bradley Primary School and Cliffe Street	Improved properties	Pendle Borough Council	Private owners	£800,000	£0	Public, private (property owner) Long term
'Improvement for Sale' project	Acquisition and extensive refurbishment of selective poor and long-term vacant houses.	Improved properties	Pendle Borough Council		Dependent upon number of properties targeted/acquired	£645,000 spent to date on acquisition and refurbishment.	Short term

Policy 4 – Areas of Environmental Improvement

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Hey Street Park	Improvements to existing open space and play facilities off Hey Street	Improved park and play facilities	Pendle Borough Council		£130,000	£130,000	Public (HMR and Environment Agency) Project completed 2009/10
New Bradley Park	Redevelopment of former garage site and builders yard off Fleet Street, properties at Bradley Fold, Regent Street and Cliffe Street to provide new public open space.	New public open space	Pendle Borough Council	Private developer /contractor	£4,000,000	£3.3mill spent to date on site acquisition and clearance	Public, Section 106, Lottery Medium term
River Corridor Improvements	Environmental improvement along the river corridor	New open space	Pendle Borough Council	Private developer	£295,000	£0	Public, Section 106 Long term
Bradley 'Hub' Improvements	Townscape and environmental improvement	Environmental improvements, redevelopment	Pendle Borough Council	LCC	Not available	£3.35mill secured for the Leeds	Public (HMR, HCA, MyPlace, LCC, RSL)

	around key 'hubs' within Bradley. Nature of interventions to be determined by production of Design and Regeneration Framework / appropriate guidance.	of key sites/buildings				Rd/Hildrop Rd hub improvements and work is underway – to be completed by late summer 2011.	Leeds Rd/Hildrop Rd Hub- short term Bradley Road Hub: Medium term Leeds Road/Walton Lane Hub: medium term
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Policy 5: New and Existing Employment site and retailing

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Bradley Hall Road Employment site	Creation of new business units	New employment floorspace	Private developer		Unknown	£0	Private sector Short term (Planning permission granted for employment units in June '08)
Throstle Nest Mill Improvement Study	Study to investigate opportunities for improvement to the interior and exterior of Throstle Nest Mill. Implementation of relevant	Study and improvement works	Pendle Borough Council, Private Sector		Various costs depending upon the nature of the works		Public (LEGI, RGF), Private Study completed Feb 2008. Medium term

	aspects of the study						
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Policy 7: Design Quality

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
Improving design quality of new developments	Site design and development briefs will be used to help explain our vision, aspirations and key design principles for relevant sites.	Design / development briefs	Pendle Borough Council		Minimal – mainly staff time to produce the briefs	Briefs have been produced for Riverside Mill, the Bradley Leeds Rd / Hildrop Rd Hub and the Bankhouse Road/Giles Street redevelopment site.	Public, Private Over plan period.

Policy 8: Movement and Safety within the Action Plan Area

Title	Project Details	Outputs	Delivery Lead	Delivery Support	Estimated capital expenditure	Expenditure to date	Funding sources and delivery timescales/progress
New cycle routes	The development of new cycle routes through Bradley to provide better cycle links to the	New cycle ways	LCC	PBC	To be ascertained		Public (Lancashire Transport Plan), S106 Medium term

	canal, town centre and local employment areas						
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Annex 2 – Table 4

Phase 1	Short term 2011-2013	Leeds Road Block Improvements, land assembly for housing redevelopment sites and new open space, Improvement for Sale, 'Artist in Residence', development of the new Youth and Community Centre and supported accommodation for young people, Leeds Road/Hildrop Road 'hub' improvements, Bradley Hall Road Employment site, Riverside Mill Phase 1 housing development.
Phase 2	Medium term 2014-2017	New housing on the Giles Street / Bankhouse Road redevelopment site, further new housing on the Riverside Mill site, Leeds Road/Bankhouse Road Block Improvements, river corridor improvements, new cycle routes, new park/open space, hub improvement works, improvement works in/around Throstle Nest Mill.
Phase 3	Long term 2018-2021	Further new housing on the Riverside Mill site, redevelopment of Cooper Street housing site, block improvements.

Annex 3 – Table 5

Outcome	Target	Indicator	Milestone	Baseline	Monitoring and Reporting Mechanism
To reduce the number of private sector homes that are empty for 6 months or more	Reduce the long-term vacancy rate within the AAP area to bring it in line with the borough average	Long term (6+ months) vacant homes	Interim target: Reduce long term vacancy rate within the AAP boundary to 8.15% by 2016 (i.e. midway towards the borough average)	11.8% vacancy rate (April, 2008) Borough average: 4.5% (2006)	Pendle Council's Empty Homes Strategy
To diversify the housing offer in the AAP area	132 new homes to be built over plan period and at least 50% of these with 3+ bedrooms 20% of new homes to be affordable	New dwellings completed on all sites % of new dwellings 3+ bedroom Affordable dwellings completions and % of total	End Phase 1 (2013): 9 new homes built End Phase 2 (2017): 48 new homes built End Phase 3 (2021): 75 new homes built At least 50% of new dwellings 3+ bedroom in each phasing period	Average number of rooms per dwelling in Bradley ward: Market housing: 4.94 (lowest in borough) Social rent: 4.09 (2001, Census)	Pendle Council's Annual Housing Land Monitoring Study Census
To reduce the recognised open space deficiency	Reduce current deficiency of green space by 0.87ha and equipped play areas by 1	New green space / urban park and equipped play areas on sites identified in Policy 4	0.87ha green space and 1 equipped play area complete by end Phase 2 (2017)	Greenspace deficiency -2.2ha Equipped Areas for Play -1.5 sites (Pendle Open Space Audit)	Pendle Council Open Space Audit
To develop new employment opportunities	0.38ha of brownfield land developed for new employment	Development of site identified in Policy 5	0.38 employment land developed on Bradley Hall Road	Sites currently vacant / derelict	Pendle Council Employment Land Monitoring Review

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	uses		site by end 2013		
To improve Bradley's ranking in the Indices of Deprivation	To improve the ranking of all the LSOA's which cover the Bradley AAP area	Indices of Deprivation	Improvements in the rankings of the Bradley LSOA's each time the Indices of Deprivation are published (every 3 years)	IMD, 2007	Indices of Deprivation