

Bradley Area Action Plan Preferred Option Stage Sustainability Appraisal Report

**for Strategic Environmental Assessment
and Sustainability Appraisal**

**Prepared by BDP Planning & Pendle Borough Council
February 2008**



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1 SUMMARY

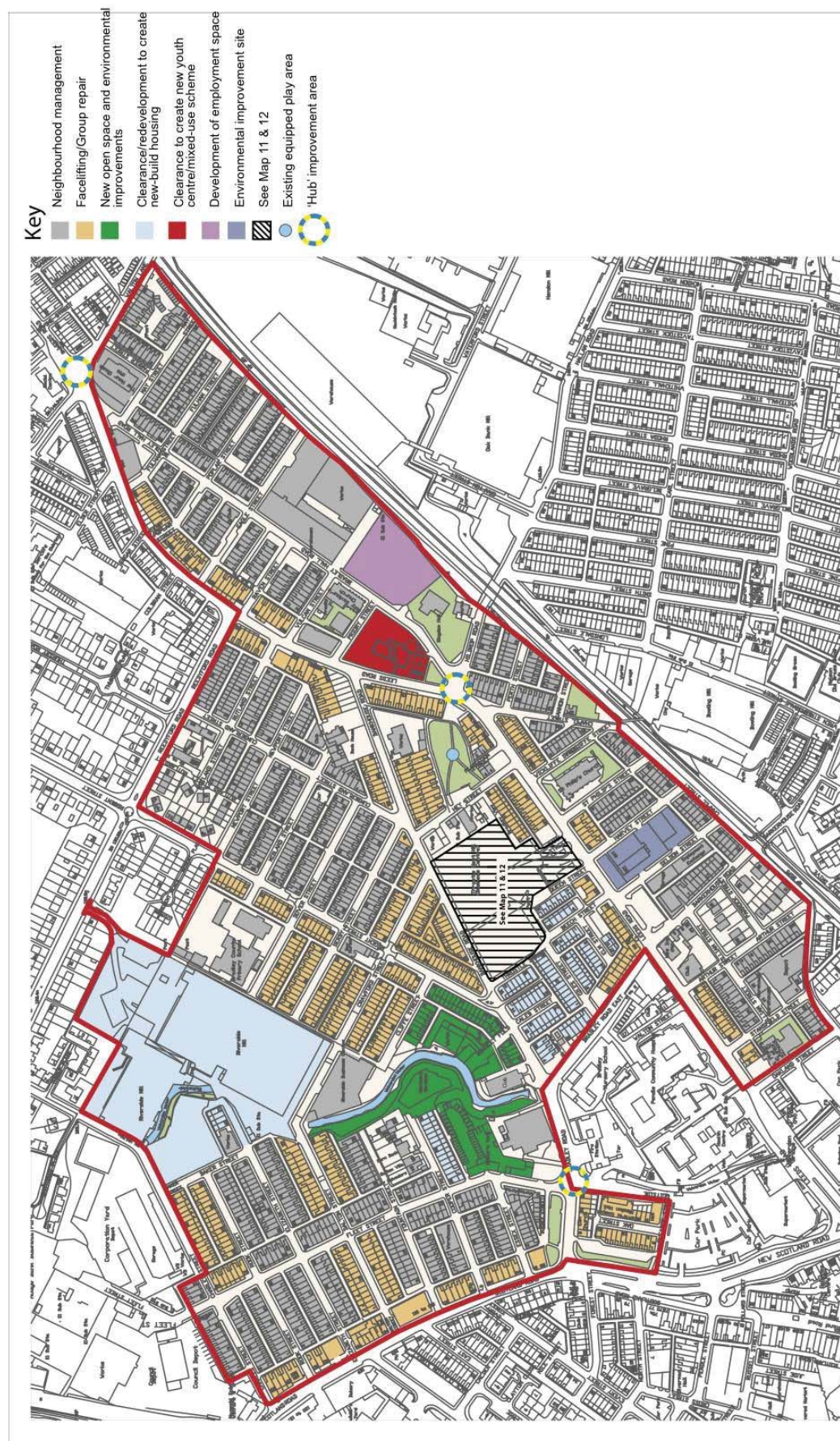
Background

- 1.1 BDP Planning was commissioned by Pendle Borough Council to produce a masterplan for the Bradley Priority Area of Nelson. The masterplan formed the issues and options stage of the preparation of an Area Action Plan (AAP) and was produced in conformity with the relevant regulations. A Sustainability Appraisal incorporating Strategic Environmental Assessment has been undertaken as an integral part of the masterplan process.
- 1.2 This report documents the Sustainability Appraisal of the issues and options stage of the AAP and of the Council's preferred option. This report is now subject to consultation under regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004, along with the Council's Preferred Option Report.

Process summary

- 1.3 Four strategic masterplan options for the Bradley Priority Area have been developed as part of the masterplan process and appraised using the Sustainability Appraisal framework in this report. The appraisal was undertaken by BDP Planning and reviewed by the Bradley AAP Sustainability Appraisal Forum.
- 1.4 The appraisal of the strategic options has been used to inform the development of the Council's preferred option. The preferred option has also been appraised using the framework in this report. The preferred option can be found in figure 1.1.
- 1.5 The appraisal of the preferred option found some negative impacts. The key potential negative impacts include:
- Clearance of properties may result in difficulties in maintaining current community composition in areas where the clearance is proposed, thus impacting community cohesion.
 - Redevelopment of the Riverside Mill site for residential uses will result in a loss of employment land that is difficult to re-provide within the boundary of the AAP.
- 1.6 Despite these potential negative impacts, the Sustainability Appraisal found the preferred option to be acceptable in terms of environmental impact and sustainability if it is implemented with the mitigation measures listed in this report.
- 1.7 In addition to securing mitigation measures, the Sustainability Appraisal found positive impacts of the preferred option and also provides non spatial recommendations for the AAP strategy. These should also be secured in the development of the Bradley Priority Area and its implementation for it to be sustainable and environmentally acceptable.

- 1.8 Additionally, monitoring should be undertaken using a monitoring framework based on the advice and template included in this report to determine the impacts of the AAP once it has been agreed and implemented.



APPRAISAL INTRODUCTION

Introduction

- 2.1 BDP Planning was commissioned by Pendle Borough Council to assist in the preparation of a masterplan for the Bradley Priority Area in Nelson. BDP Planning was also commissioned to appraise the sustainability of the emerging masterplan strategy.
- 2.2 The Bradley masterplan was always intended to become an adopted document; part of the family of planning documents that will form Pendle's Local Development Framework (LDF).
- 2.3 The European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, known as 'Strategic Environmental Assessment' or SEA applies to a wide range of plans and programmes, including among others those for town and country planning and land use. The Directive applies to plans and programmes, and modifications to them, whose formal preparation begins after 21 July 2004.
- 2.4 Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal is mandatory for Regional Spatial Strategies (RSS), Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 2.5 Pendle Borough Council has determined that the Bradley masterplan (emerging AAP) may have such significant effects as to require a Strategic Environmental Assessment. Therefore this Bradley AAP will be the subject of both a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). The requirement to carry out a SA and a SEA are distinct. However, it is possible to satisfy both through a single appraisal process, which considers social and economic factors as well as environmental issues.
- 2.6 The SA and SEA process has primarily been completed by BDP Planning on behalf Pendle Borough Council during 2005/2006. This document has been prepared using the guidance contained within the Office of the Deputy Prime Minister (ODPM) document Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005). This guidance covers the requirements for both Sustainability Appraisal and Strategic Environmental Assessment. The stages required for inclusion in Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents can be found in Table 2.2. Alongside each stage, information has been provided as to how the task has been completed and where it has been documented. Sustainability Appraisal of the preferred option has been undertaken by Pendle Borough Council using the framework devised by BDP Planning.

Consultation – Scoping Report

- 2.7 A scoping report for the SA and SEA of the emerging Bradley Priority Area masterplan was produced in February 2006. The scoping report can be found on a CD in Appendix 1.
- 2.8 The scoping report was sent to the four statutory consultees (Environment Agency, Countryside Agency, English Nature and English Heritage) for their comment. They were given a 5 week consultation period to respond and their responses can be found in Appendix 2.
- 2.9 In addition, this report was circulated to a number of additional consultees. Their responses can be found in Appendix 3. This list of consultees constitutes the 'Sustainability Appraisal Forum Group' that includes representatives of a range of departments across Pendle Borough Council and Lancashire County Council. The combined knowledge of the SA Forum Group has been used to ensure that all key issues have been included in the scope of the Bradley AAP SA.
- 2.10 The SA forum group includes:

Name	Position	Organisation
Gill Holden	Policy Officer	Pendle Borough Council
Stuart Wrigley	Transport	Lancashire County Council
Peter Shorrocks	Social Services	Lancashire County Council
Chris Lennox	Education	Lancashire County Council
Richard Bennett	Economic Dev	Lancashire County Developments Ltd
John Whitaker	Environment/Planning	Lancashire County Council
Jan Styan	District Partnership Officer	Lancashire County Council
Jackie Mason	LCC Elevate Rep	Lancashire County Council
Trevor Mitton	Environmental Health & Urban Renewal Manager	Pendle Borough Council
Christine Douglas	Planning Policy Manager	Pendle Borough Council
Sheila Tolley	Policy & Strategy Director	Elevate
Rebecca Jones	Environment Directorate	Lancashire County Council
Simon Emery		Lancashire County Developments Ltd

Appraisal Process

2.11 The Sustainability Appraisal process has been undertaken alongside the development of the strategy for the masterplan and the Council's AAP preferred option. Table 2.1 demonstrates how the Sustainability Appraisal process has been completed alongside the development of the strategy for the masterplan (issues and options stage of the AAP) and the preferred option.

Table 2.1 Development of the emerging Bradley Priority Area masterplan and the Council's Preferred Option alongside the Sustainability Appraisal process

Period	AAP Process	SA Process
July 2005 – February 2006	Evidence gathering for baseline assessment. Production of Baseline Report.	Stage A (of the ODPM Guidance) - Scoping Report <ul style="list-style-type: none"> Produced an SA Framework which is the basis for the assessment of the AAP.
September 2005 – Mar 2007	Preparation of strategic options Consultation on strategic options 1 to 3 (November 2005 to May 2006) Development and consultation upon draft final masterplan/ option 4 (June 2006) Development of Bradley Area Action Plan Preferred Option	Stage B <ul style="list-style-type: none"> Preparation of Options. Assessment of options against SA framework. Mitigation and monitoring. Stage C Production of the SA Report

Table 2.2 Compliance with the stages of ODPM Guidance *Sustainability Appraisal of RSSs and LDDs*

Stage	Where each task is completed
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.	Section 3 and section 6 Scoping Report
A2: Collecting baseline information.	Section 4 and section 6 Scoping Report
A3: Identifying sustainability issues and problems.	Section 5 Scoping Report
A4: Developing the SA framework.	Section 6 Scoping Report
A5: Consulting on the scope of the SA.	Section 1 Scoping Report
Stage B: Developing and refining options and assessing effects	
B1: Testing the DPD objectives against the SA framework.	SA report – Section 5
B2: Developing the DPD options.	SA report – Section 6
B3: Predicting the effects the DPD.	SA report – Section 9
B4: Evaluating the effects of the DPD.	SA report – Section 10
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	SA report – Section 10
B6: Proposing measures to monitor the significant effects of implementing the DPDs.	SA report – Section 11
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing the SA Report.	SA report – this document comprises the SA final report
Stage D: Consulting on the preferred options of the DPD and SA Report	
D1: Public participation on the preferred options of the DPD and the SA Report.	To be undertaken Feb/Mar 2008
D2(i): Appraising significant changes.	
D2(ii): Appraising significant changes resulting from representations.	
D3: Making decisions and providing information.	
Stage E: Monitoring the significant effects of implementing the DPD	
E1: Finalising aims and methods for monitoring.	From late 2009
E2: Responding to adverse effects.	

3 BACKGROUND TO THE SUSTAINABILITY APPRAISAL PROCESS

Purpose of the Sustainability Appraisal and Strategic Environmental Assessment

Sustainability Appraisal

- 3.1 A Sustainability Appraisal is a method of assessing a plan to find out whether it is likely to promote a sustainable pattern of development, and where possible, avoid or mitigate any significant social, environmental or economic effects.
- 3.2 A plan that promotes sustainable development will be one that strikes a balance between the Government's five sustainable principles set out in the publication of Securing the Future Delivering UK Sustainable Development Strategy produced by DEFRA in 2005. The five UK Principles of Sustainable Development are:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Achieving a sustainable economy
 - Using sound science responsibly; and
 - Promoting good governance
- 3.3 Under the Planning and Compulsory Purchase Act 2004, the Council is required to carry out an appraisal of the sustainability of the proposals in the local development documents they produce. The key aim of a SA is to make the plan process more transparent, better documented and more clearly focused on sustainability. The emergent sustainability appraisal process requires that policies are appraised against a range of criteria representing the objectives of sustainable development in national policy.
- 3.4 The purpose of the SA report is to enable us to identify any significant environmental, social and economic effects of a plan early on, thus enabling changes to be made if necessary.

Strategic Environmental Assessment

- 3.5 Resulting from the European Union Directive 2001/42/EC and the subsequent Environmental Assessment of Plans and Programmes Regulations 2004, many land use plans also require Strategic Environmental Assessment (SEA).
- 3.6 Pendle Borough Council determined that the emerging Bradley Priority Area masterplan may have significant environmental impacts as to require assessment under the SEA regulations.

- 3.7 Whereas a Sustainability Appraisal considers the effects of the plan on a range of social, environmental and economic interests, a SEA considers significant environmental effects only. However, there is a considerable amount of overlap, because SEA does include some social issues such as health. For consistency, and in line with current Government advice, the SEA of the masterplan and the emerging AAP has been, and will be, undertaken as part of the Sustainability Appraisal. As such the Sustainable Appraisal report will include all of the information that a SEA Environmental Report is expected to include.

Compliance with the SEA Directive

- 3.8 Table 3.1 shows the requirements of the SEA directive that should be included in the SEA Environmental Report. These requirements should therefore be met in the SA report. Comments in the right column of Table 3.1 demonstrate how each requirement has been met.

Table 3.1 Compliance with the SEA Directive

Requirements of the SEA Directive	Where covered in SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	This report covers the requirements of an SEA Environmental Report.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes;	The contents of the plan, its main objectives and its relationship with other plans and programmes is given in section 3 3.12 – 3.15.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	The baseline situation in environmental, social and economic terms is completed in the section 4 and accompanied by figures 1 to 7. The SA framework in Appendix 5 includes more detailed baseline data for each of the indicators for the SA objectives.
c) The environmental characteristics of areas likely to be significantly affected;	A review of the environmental characteristics of the area is given in section 4 accompanied by figures 1 – 3.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Environmental problems in the area are highlighted in the environmental section of problems and issue Table in section 4 and in the baseline review in section 4.
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and	A series of environmental plans and programmes have been reviewed in Appendix 4. The key objectives have been drawn from the environmental plans and

any environmental considerations have been taken into account during its preparation;	programmes and have been used to develop the SA objectives and sub objectives and to inform the indicators and targets in the SA framework. The objectives in the SA framework have been used to 'test' the environmental sustainability of the plan objectives. Environmental issues that arise from the assessment of the plan objectives have been used to inform the plan strategic options, ensuring environmental consideration have been incorporated.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	The SA framework incorporates all aspects of the environment. Thus using the SA framework for the appraisal of the plan options ensures all these environmental factors are considered in the appraisal. This is completed in sections 8 and 9 with the detailed appraisal documented in Appendix 8 and Appendix 9.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Mitigation measures for all potential negative impacts are given in section 9 of this document.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	The reasons for the strategic options selected can be found in section 7 of this document.
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Monitoring framework is given in section 10 of this document.
j) A non-technical summary of the information provided under the above headings.	Included at the start of this document.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	This SA has been completed according to the scope of the plan documented in section 3 of this document. Section 11 of this document clarifies that this SA is for the emerging Bradley AAP and that subsequent delivery strategies and detailed plans will require further assessment under SA or EIA.
<p>Consultation:</p> <ul style="list-style-type: none"> Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the 	This SA report will be circulated to the statutory consultees, the SA forum group and made available to the public.

<p>environmental report (Art. 5.4).</p> <ul style="list-style-type: none"> • Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). • Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	To be completed after consultation (see next steps section)
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • The plan or programme as adopted; • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and, • The measures decided concerning monitoring (Art. 9 and 10) 	To be completed after consultation (see next steps section)
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	To be completed after consultation (see next steps section)
Quality assurance: environmental reports should be of a QA sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	To be completed after consultation (see next steps section)

3.9 In reading this report the terms Sustainability Appraisal, SA and appraisal should be taken to cover both Strategic Environmental Assessment and Sustainability Appraisal unless otherwise indicated.

Bradley Priority Area: AAP Objectives and Contents

- 3.10 The emerging Bradley AAP will provide the planning and regeneration framework for Bradley and have the status of a Development Plan Document. A key feature of the emerging Bradley AAP is the focus on implementation. An AAP is required for the Bradley Priority Area given the potential need for land use changes and the need to transform the local housing market. The Bradley AAP will become one of a portfolio of documents that when combined will make up the Local Development Framework (LDF) for the Borough of Pendle.
- 3.11 The Nelson Area Development Framework (ADF) completed a baseline assessment of Nelson that identified housing market renewal issues in the town and undertook a detailed assessment of its housing market. The ADF provides a long term vision and strategy for tackling the housing market problems facing Nelson. A significant part of the Bradley ward was identified as a 'Priority Area' in the Nelson ADF.
- 3.12 Detailed masterplanning during 2005/06 led to the development of a spatial plan and vision for the Bradley Priority Area. This spatial plan and vision incorporates proposed land use changes, new infrastructure requirements and changes to the housing stock. The masterplan, as agreed by Pendle Borough Council, now forms the Council's preferred option for the Bradley AAP.

Bradley AAP Objectives

- 3.13 The Bradley AAP is a spatial plan and strategy that will aim to achieve the following objectives:

Economic

1. Transform the housing market in terms of housing types, tenure and quality;
2. Maintain and enhance the existing local shopping and business offer within the Bradley masterplan area;
3. Facilitate the redevelopment of Riverside Mill;

Social

4. Improve local access to services and facilities, including publicly accessible open space;
5. Promote healthy living environments;
6. Increase community safety and help reduce crime;

Environmental

7. Extend and enhance the open space network through the creation of new open spaces and improvements to the river corridor;
8. Improve the environmental quality of New Scotland Road and Leeds Road – both key routes into Nelson town centre;
9. Secure the productive use of vacant land and buildings to improve the urban environment;
10. Promote quality new development that respects local character and contributes to local distinctiveness; and
11. Consider the impact of climate change on flood risk.

Scope of the SA of emerging Bradley Priority Area masterplan

- 3.14 The scope of the SA is informed by the scope of the AAP as well as the scope of SA and SEA. Therefore this SA will appraise the issues, options and preferred option for the Bradley Priority Area.
- 3.15 The emerging AAP is a spatial plan and vision, incorporating proposed land use changes, new infrastructure requirements and changes to the housing stock within the Priority Area boundary in Bradley. The AAP is expected to inform:
 - House mix and housing market
 - Open space and environmental quality
 - Employment
 - Heritage
 - Natural assets
 - Resource use
 - Community cohesion
- 3.16 The AAP process will develop a series of strategic options (through a masterplanning process) with varying levels of intervention that will influence the themes listed above. These strategic options will be consulted on and the consultation feedback will inform the development of the 'preferred option'.
- 3.17 The preferred option will be supported by a strategy that will recommend a series of non spatial actions that will inform the following in the Priority Area:
 - Crime and community safety
 - Community facilities
 - Transport
 - Education and skills
 - Health

- 3.18 This SA will appraise the spatial and land use changes proposed by the plan and will provide sustainable recommendations to mitigate any possible negative impacts.

4 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Introduction

- 4.1 In this section the evidence base is presented that will contribute to forming the SA framework. It includes:
- A review of relevant policies, plans and programmes
 - An assessment of the baseline environment in Bradley
 - Consideration of the sustainability issues and problems in Bradley
- 4.2 The purpose of the SA framework is to provide a toolkit for predicting the impact of the emerging Bradley AAP, the significance of the impact and a framework for monitoring the performance of the AAP during its lifetime.
- 4.3 This information formed the core of the scoping report (Appendix 1) and has been developed and refined in this report. The scoping report comments have been incorporated to ensure a robust SA framework is developed to ensure a comprehensive and effective appraisal of the AAP.

Relevant policies, plans and programmes

- 4.4 The main plans, programmes and strategies that are relevant to the Emerging Bradley Priority Area Action Plan are set out in Appendix 4. Each plan and programme has been reviewed to determine its key objectives and any targets and indicators that are relevant to the plan have been noted. This information has been used to inform the development of the SA objectives, sub objectives, indicators and targets in the SA framework.
- 4.5 There are other plans, programmes and policies that are of significance to the development plan process at international, national, regional and local levels. The content of these plans must be reflected in the SA objectives.

Baseline Assessment

- 4.6 The baseline assessment of the Bradley Priority Area has been completed using the following reports and databases:
- Lancashire Extensive Urban Survey Report for Nelson, Lancashire County Council, 2005;
 - Bradley, Nelson Intensive Urban Assessment, Building Design Partnership, 2006;
 - Citizen's Panel Survey – Living and Working in East Lancashire
 - Bradley Priority Action Area Baseline Paper, Building Design Partnership, 2005;
 - Nelson Area Development Framework, Baseline Studies, September 2004;
 - Index of Multiple Deprivation, 2004;

- Lancashire County Council - Maps And Related Information Online (MARIO);
 - Stage 1 Public Consultation Report for Bradley Priority Area, September 2005;
 - Stage 2 Public Consultation Report for Bradley Priority Area, December 2005; and
 - Stage 3 Public Consultation Report for Bradley Priority Area, July 2006.
- 4.7 In summary, Bradley is a predominantly residential area immediately to the east of Nelson Town Centre. Residential properties are largely Victorian/Edwardian terraces. There are a number of industrial and vacant former industrial sites in the area. The area has been identified as an area in need of housing market renewal.
- 4.8 There are no built, ecological or landscape conservation designations in the area. There are, however, features in the area that warrant careful consideration of heritage and ecological value including the Walverden Water and its corridor and a number of historic and landmark buildings.
- 4.9 Table 4.1 below reviews the baseline situation in Bradley under the 3 categories, Environment, Social and Economic. Aspects of each category relevant to the baseline area are listed and briefly reviewed. In figures 4.1 to 4.7 are baseline plans that spatially locate the key baseline features relevant to the emerging AAP.
- 4.10 Further detailed baseline information can be found in the SA framework in Appendix 5.

Table 4.1 Review of key baseline features for the Bradley Priority Area

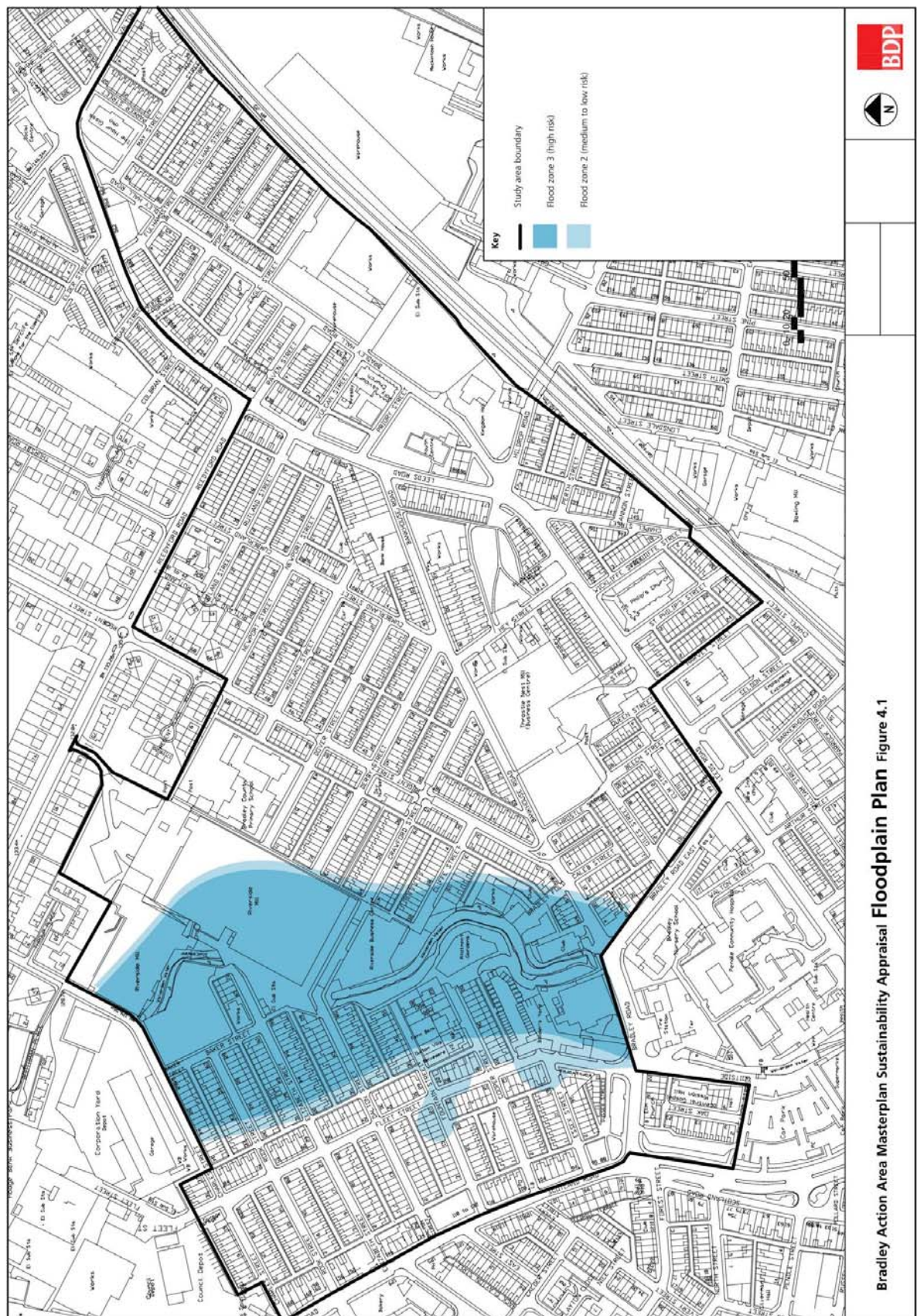
Feature	Baseline Situation
<i>Environment</i>	
Walverden Water	Walverden Water flows through the western side of the Priority Area. It is classed by the Environment Agency as a main river watercourse. The river banks of the Walverden are walled for much of its length in the Priority Area (see figure 4.2). The water quality of the Walverden has improved over the last 15 years. During the period 1988 to 1990 the water quality of the river was not compliant with Environment Agency standards. By 1996 to 1998 compliance was marginal and by the period 2002 to 2004 the river was compliant with Environment Agency standards.
Hendon Brook	Hendon Brook is a culverted watercourse that flows from east to west joining Walverden Water to the south of the Riverside Mill site (see figure 4.2). It is classed by the Environment Agency as a main river watercourse.
Floodplain	The River Walverden flood plain as depicted by the Environment Agency can be found in figure 4.1. The majority of the flood plan is classified as flood zone 3 – high risk with a small area classified as flood zone 2. The flood plain covers a substantial area of the Priority Area including the Riverside Mill site, Riverside Business Centre and properties on Baker Street, Charles Street, Rook Street, Elizabeth Street, Dalton Street, Fountain Street, Cooper Street, Essex Street, Fleet Street and Bankhouse Road. Environment Agency floodplain maps are not accurate enough to determine whether flood risk should preclude development or not.

	<p>A flood risk assessment has been completed for a proposed residential development on the Riverside Mill site. The assessment found only a small area of the site would flood during a severe flood event and flood risk was not substantial to preclude development if a few relatively minor precautions were taken. Further details can be found in Appendix 6.</p>
River culverts and walled banks	<p>The river banks of the Walverden are walled for much of the length of the river in the Priority Area (see figure 4.2). There are two sections of the river that are culverted in the Priority Area; these can be seen in figure 4.2.</p>
Derelict Sites	<p>Figure 4.2 shows there are two substantial derelict sites in the Priority Area plus an additional smaller site at Leeds Road / Vulcan Road junction. The sites include the former Riverside Mill site and a site on Bradley Hall Road adjacent to Kingdom Hall.</p>
Contaminated Land	<p>There are no sites that have been confirmed to be contaminated. The former Riverside Mill site that is now derelict could be potentially contaminated.</p>
Green space / Parks / Allotments	<p>Indices of Deprivation (2004) score for 'Physical Environment' puts Bradley Ward in the worst 2%. Green space in the Priority Area is shown in figure 4.2. It includes the Walverden Corridor (where it is unwallled), abandoned allotments by Walverden Water and two areas of green space at Hey Street and Sussex Street.</p>
Play spaces / equipment	<p>On the green space at Hey Street is an equipped play space. There are no other play spaces in the Priority Area.</p>
Archaeological sites	<p>The Leeds Road Youth Centre is located on the site of the former Bradley Hall. Bradley Hall dates as far back as 12th Century and the site has been designated as a site of archaeological interest in Lancashire Historic Town Survey for Nelson.</p>
Landmark and/or Historic buildings	<p>Figure 4.3 shows there are 9 landmark and / or historic buildings in the Priority Area. A brief review is given below.</p> <ul style="list-style-type: none"> • Bradley Swimming Baths built in 1913 now occupied by the Old baths Trading Company. The original tiled baths may well be intact under the current timber floors. • Baptist Chapel on Elizabeth Street which is now used as a builders' merchants. • The Cooper Street Warehouse is a former Wesleyan Methodist Chapel, an attractive two storey stone built building with arched head windows to the first storey now used as a furniture depot. • Two storey building on Elizabeth Street which looks as if it was a former retail store. The front elevation incorporates a shop front with stone pilasters topped with intricately carved column heads. • Holy Saviour's Church, hall and presbytery. The Holy Saviour's Church and the adjacent hall are commanding, turn of the century, stone built buildings in the Gothic style with simple elevations and steeply pitched tile roofs. All three buildings are well maintained and the presbytery to the rear still retains its original sash windows. They create a dominant roofscape and vista. • Regency Theatre is currently unoccupied and unattractive apart from its stained glass detailing to the entrance canopy on Leeds Road. However, the location it occupies is a historical one and there may be further interest in the site and building itself. • St Philips Church is a typical stone built church in the Gothic style with a substantial tower at its south west corner fronting on to Leeds Road; this is now used as a family centre. • The Throstle Nest Mill on Bankhouse Road lies at the heart of this area. This cotton spinning and weaving mill was built pre 1844. • The Bradley School built in the 1890-1910 period has splendid stone buildings that provide a strong feature in the locality.

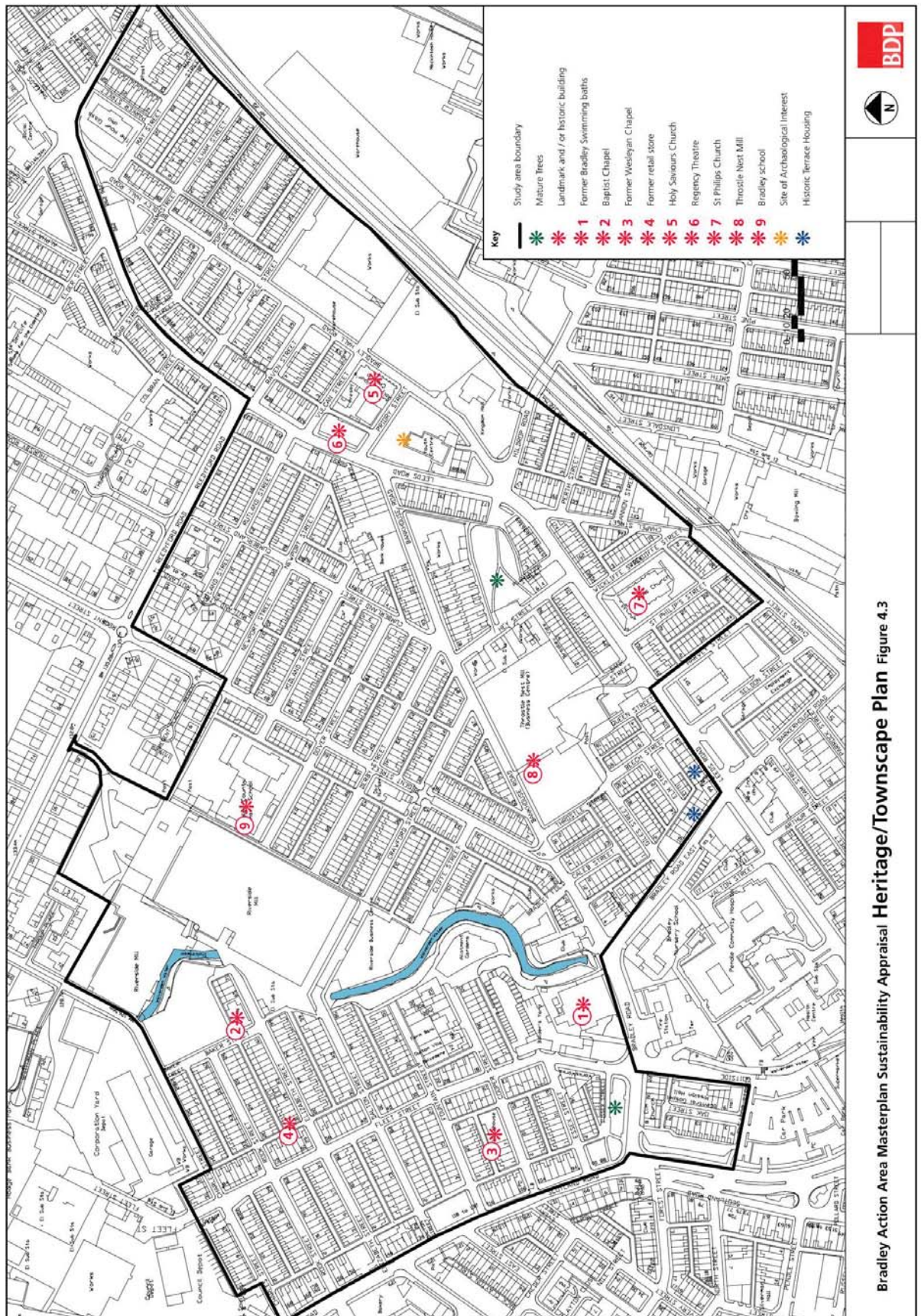
Social		Source
Education	In Bradley Ward less than 30% obtain 5+ GCSEs, 58% obtain level 4+ in English at Key Stage 2 and 65% obtain level 4+ in Maths at Key Stage 2. Priority Action Area level data is not available.	Lancashire County Council Maps and Related Information Online (LCC MARIO)
Crime	Crime rates for Bradley Ward per 1000 population are as follows: Total recorded crime 154.1 Serious Violent Crime 20.2 Other Violent Crime 19 All Criminal Damage 34.1 Domestic Burglaries 24.8 (per 1000 households) Vehicle crime 11 All deliberate fires 10.7 Vehicle fires 0.9 Priority Area level data is not available.	LCC MARIO
Road accidents	Vehicle collisions in Bradley Priority Area can be found on figure 4.4. It shows in the last 5 years there have been 34 collisions in the Priority Area with a further 15 collisions on the Priority Area boundary. Of the 34 collisions in the Priority Area 13 have involved a child pedestrian or cyclist and of the 15 collisions of the Priority Area boundary 5 have involved a child pedestrian or a cyclist. There have been no accidents resulting in death or serious injury.	LCC MARIO
Access to services	Bradley Ward scores in the best 10% of the country for access domain in the Index of Multiple Deprivation. This indicates there is good access to services. In terms of off road footpaths and cycle lanes there is no provision in the Priority Area.	Index of Multiple Deprivation (IMD)
Housing – Historic context and condition	The majority of the housing in Bradley was built between 1850 and 1900. This is with the exception of the row of terraced houses at the Leeds Road and Bradley Road East Junction. These terraces were built Pre-1850 and were constructed at a historically important cross road. There are also some Edwardian terraces in the Priority Area. Almost all of the properties conform to the 1864 house construction bye-laws that specified space standards between properties and no back to back properties. In Bradley Ward the number of dwellings unfit for habitation is as follows: Owner occupiers 20%; housing association 5%; private rental 43.1% There are 272 dwellings vacant (13.3%) with a housing mix of: Detached 5% Semi Detached 20% Terrace 69% Flats 6% Figure 4.5 shows the housing condition for the properties in the Priority Area. It shows that the majority of housing in the Priority Area fails against Decent Homes Standards. Among the properties that failed there are varying levels of poor condition with the majority of the properties in the poorest condition being to the east of Riverside Mill and to the east and	Intensive Historic Assessment of Bradley Priority Action Area.

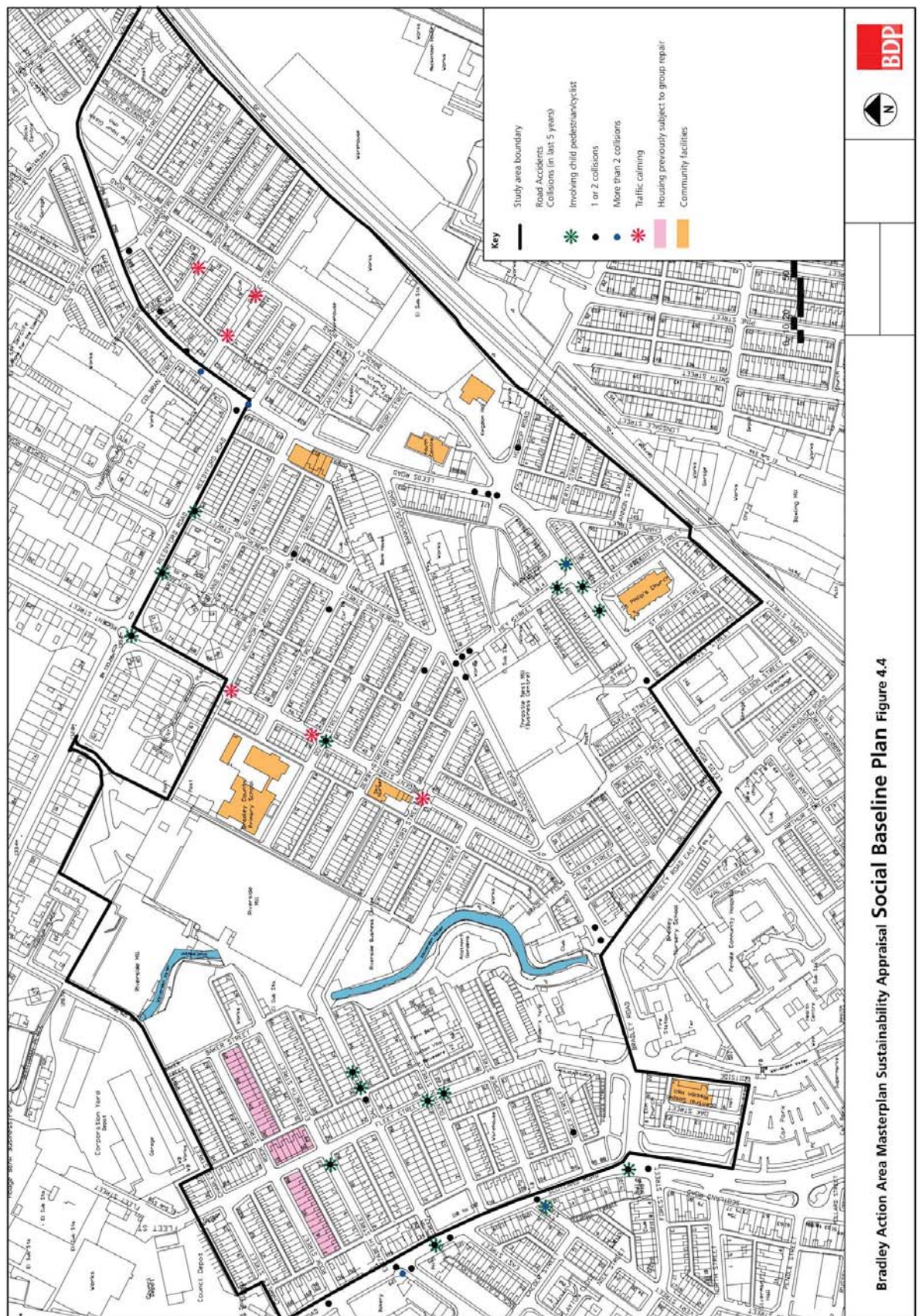
	west of Bradley Hall Road.	
Health	<p>There are 140 void properties in the Priority Area. This figure excludes the Bradley Hall Road area (located between Leeds Road and the Railway Line) for which there is no data. These can be found on figure 4.7.</p> <p>General health in Bradley Ward is as follows: 24.34% fairly good 60.82% good 14.85% not good</p> <p>Bradley Ward score for Health on the Index of Multiple Deprivation is in the worst 3% in the country. Incapacity benefit claimancy as a % of the 16-64 aged population is 16.4% (2005) Priority Area level data is not available.</p>	LCC MARIO and IMD
Community Facilities	<p>Figure 4.4 shows the location of the main community facilities in Bradley Priority Area.</p> <p>Access to key community facilities in Bradley is indicated by the average distance to each facility across the 4 SOAs that make up Bradley Ward. Road distance to GP services in kilometres (2001-3) SOAs: E01025181 – 1.24km E01025182 – 0.63km E01025183 – 0.93km E01025184 – 0.66km</p> <p>Road distance to Primary school services in kilometres (2001-3) E01025181 – 0.61km E01025182 – 0.6km E01025183 – 0.37km E01025184 – 0.2km</p> <p>Road distance to Post Office services in kilometres (2001-3) SOAs: E01025181 – 0.57km E01025182 – 0.29km E01025183 – 0.34km E01025184 – 0.31km</p> <p>Standards for accessibility to local facilities (from Barton et al., (1995) <i>Sustainable Settlements - A Guide for Planners, Designers and Developers</i>.</p> <p>Health Centre / GP - 1km Primary School – 0.6km Local Shops – 0.8km</p>	IMD
Economic		
Designated employment land	Figure 4.6 shows the designated employment land in the Priority Area.	
Commercial floor space	Figure 4.6 shows the commercial floor space for the Priority Area.	
Industrial / workshop / warehouse floor space	Figure 4.6 shows the industrial / workshop / warehouse floor space for the Priority Area.	
Unemployment rate	Unemployment rate for Bradley is 11.4% (2004) Priority Area level data is not available.	
Employment types	Occupational breakdown for Bradley (Pendle / England and Wales): Professional – 3.3% (8.75%/10.5%) Associate professional – 6.9% (10.9%/13.8%)	

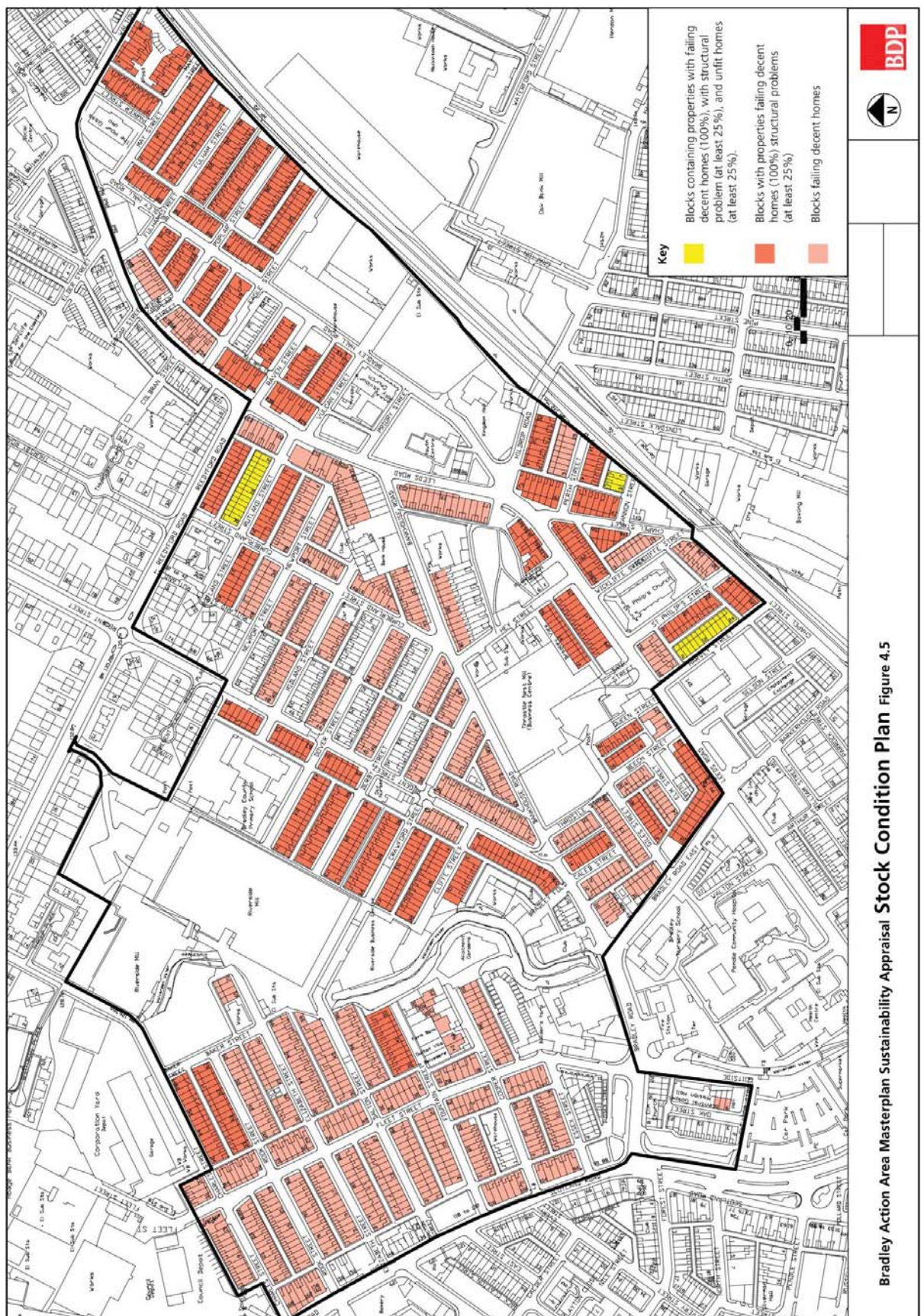
		<p>Manager / senior official – 8.1% (13.4%/15.1%)</p> <p>Secretarial – 9.1% (10.3%/13.3%)</p> <p>Skilled Trade – 13.7% (13.9%/11.6%)</p> <p>Personal – 8.1% (7.6%/6.9%)</p> <p>Sales / Customer Service – 10.2% (7.9%/7.7%)</p> <p>Process, plant, machinery – 24.3% (15.1%/8.5%)</p> <p>Elementary – 16.3% (12.1%/11.9%)</p>
Population	reliant	<p>Priority Area level data is not available.</p> <p>Job Seekers Allowance Claimant Count Rate for Bradley - 4.7 (2006).</p> <p>Total benefit claimancy for Bradley is 16.6% (2005) of the total ward population.</p> <p>Priority Area level data is not available.</p> <p>As at May 2007, 31.2% of the working age population in Bradley ward are currently claiming out of work benefits. This compares to 18.2% of the working age population in Pendle.</p>
Housing market		<p>Housing market performance for Bradley and Walverden shows an increase of average values from £16,357 in 1998 to £24,034 in 2004.</p>

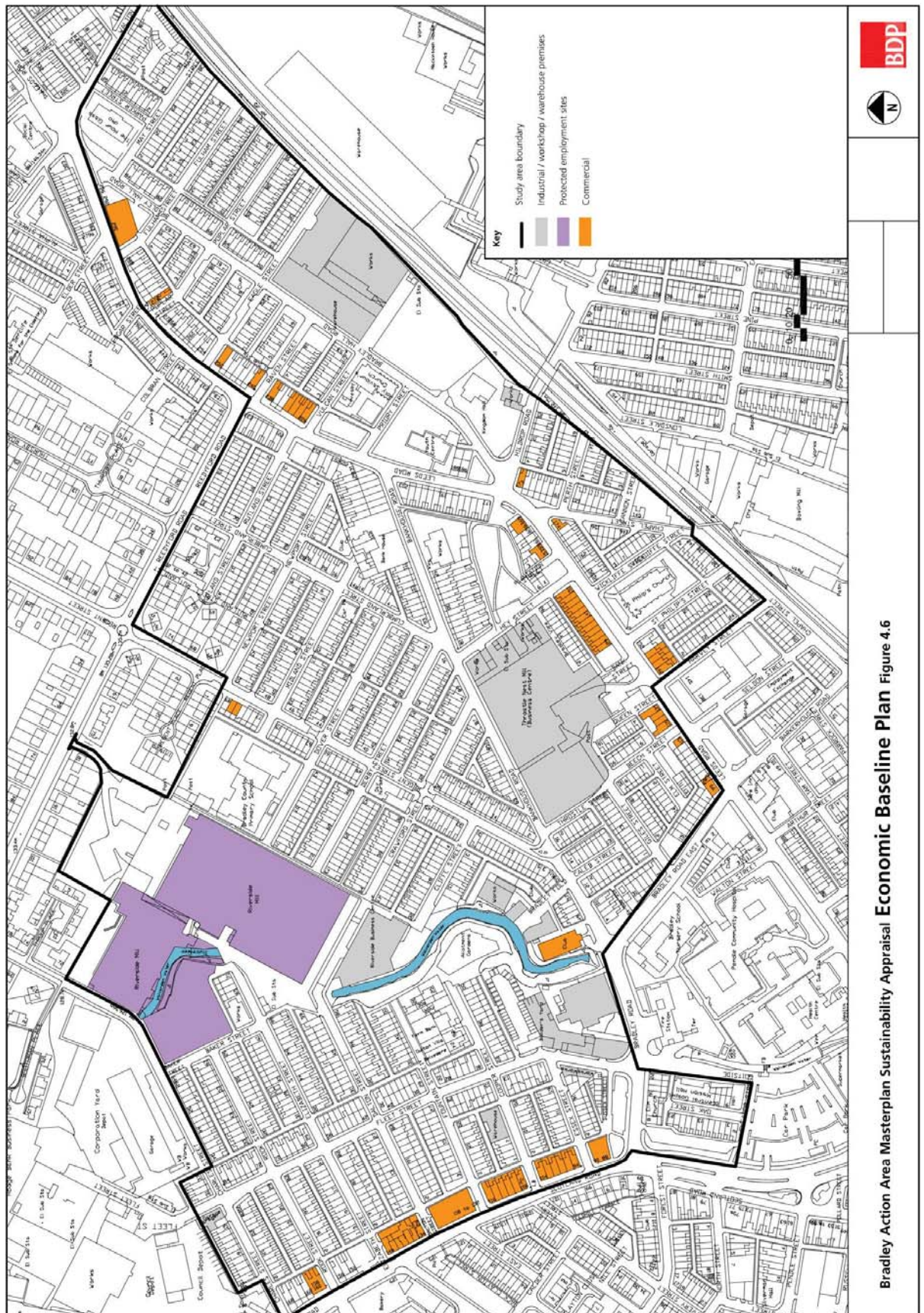


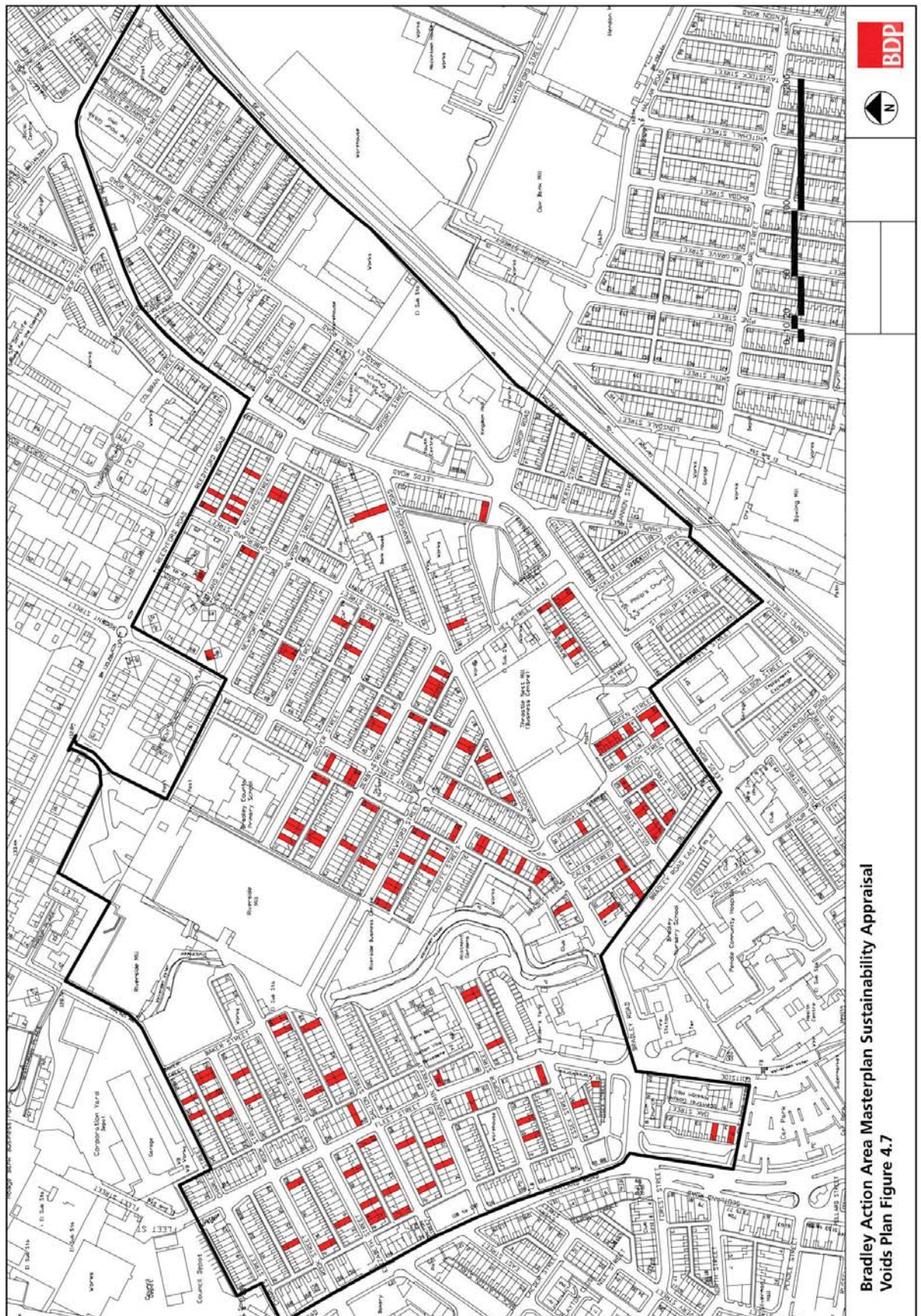












Bradley Action Area Masterplan Sustainability Appraisal
Voids Plan Figure 4.7

Sustainability Issues and Problems

4.11 Table 4.2 below lists the sustainability issues and problems in Bradley relevant to the Priority Area. The list has been compiled through analysis of relevant documents and the compilation of baseline data. The list has been reviewed during the scoping stage of the Sustainability Appraisal process by representatives of a range of departments across the Council and Lancashire County Council, whose combined knowledge has been used to ensure that all key sustainability issues and problems have been included.

Table 4.2: Sustainability Issues and Problems in Bradley relevant to the AAP

Issues and Problems	Source
Social Issues	
Bradley is in the worst 10% for education on the Index of Multiple Deprivation. Educational attainment in Bradley is low with less than 30% achieving 5+ GCSEs.	Index of Multiple Deprivation, 2004
Bradley ward is in the worst 3% for health deprivation on the Index of Multiple Deprivation.	Index of Multiple Deprivation, 2004
Bradley has fairly high levels of incapacity benefit dependency of 16.4%.	Nomis Official Labour Market Statistics, 2006
Old mills prevent pedestrian access between certain parts of the ward.	Nelson Area Development Framework, Baseline Studies. September 2004.
Rat runs have developed through housing areas of Bradley.	Nelson Area Development Framework, Baseline Studies. September 2004.
Housing in area is predominantly terraced. All of housing in the Priority Action Area is terraced.	Nelson Area Development Framework, Baseline Studies. September 2004.
Housing in the area is too dense – needs thinning out.	Nelson Area Development Framework, Baseline Studies. September 2004. Stage 1 Consultation Report, September 2005
Bradley is in the bottom 1% of wards in the country for quality of housing in the index of multiple deprivation (2000).	Nelson Area Development Framework, Baseline Studies. September 2004.
There is a lack of larger detached properties in the area (4+ bedrooms).	Nelson Area Development Framework, Baseline Studies. September 2004. Stage 1 Consultation Report, September 2005
There is a lack of places for children to play and for young people to go.	Nelson Area Development Framework, Baseline Studies. September 2004.
2001 local audit shows crime in Bradley Ward to be higher than the local and county averages. Vehicle crimes, burglary, violent crime, racially motivated crime and arson are particularly high in the area.	Nelson Area Development Framework, Baseline Studies. September 2004.
Despite the high crime in the Bradley Ward, consultation found that anti-social behaviour and crime and vandalism, which often go hand in hand with weak housing markets and deprived areas, are not a significant concern in much of the Bradley Priority Area, except in the Giles Street area.	Stage 1 Consultation Report, September 2005
The Priority Area is split into several distinct communities. The community is split into the	Stage 1 Consultation Report, September 2005

Fleet Street area community, the Bradley Hall Road area community, the Regent Street area community and the Bankhouse Road community.	
The divide between of Fleet Street area and the area to the east of the Walverden Water / Riverside Mill and the Regent Street that creates distinct communities is accentuated by geographic poor links between the communities due to the derelict Riverside Mill site and poor quality Walverden Water Corridor.	Stage 1 Consultation Report, September 2005
There is strong opposition to clearance of houses with preference towards refurbishment of existing houses, and environmental improvements to the area.	Stage 2 Consultation Report, December 2005
Dissatisfaction with the area is highest in the area around Giles Street, and satisfaction is highest in the Fleet Street Area. Overall however, the majority of residents in Bradley are satisfied.	Stage 1 Consultation Report, September 2005
Environment	
The River Walverden flood plain as depicted by the Environment Agency can be found in figure 4.1. The majority of the flood plain is classified as flood zone 3 – high risk with a small area classified as flood zone 2. Environment Agency floodplain maps are not accurate enough to determine whether flood risk should preclude development or not. Therefore further flood risk assessment needs to be completed to determine the actual risk.	Environment Agency Floodplain Map
Trees in the ward are limited.	Nelson Area Development Framework, Baseline Studies. September 2004.
There is no public open space amongst the housing areas of Bradley except the open space at Hey Street.	Nelson Area Development Framework, Baseline Studies. September 2004. Stage 1 Consultation Report, September 2005
Problems of litter and tipping leading to problems of rats and other vermin in the area as well as poor public realm.	Stage 1 Consultation Report, September 2005
The majority of Walverden Water in the Priority Area is culverted or walled with likely negative impact on aquatic biodiversity along the river corridor.	Environment Agency Scoping Report response, 2006
There are many derelict sites and redundant mills in the area.	Nelson Area Development Framework, Baseline Studies. September 2004.
Bradley has the highest number of voids in the ADF area. In the Priority Area there are 140 void residential units in the area. There is no spatial pattern in the void properties making them difficult to deal with.	Nelson Area Development Framework, Baseline Studies. September 2004.
Bradley has become physically disconnected from Nelson Town Centre.	Nelson Area Development Framework, Baseline Studies. September 2004.
Limited number of landmarks in the area.	Nelson Area Development Framework, Baseline Studies. September 2004.
Badly worn streetscapes due to poor maintenance and back streets are in a particularly poor condition.	Nelson Area Development Framework, Baseline Studies. September 2004. Stage 1 Consultation Report, September 2005
Almost 80% of households in the area perceive that their home needs some repairs. Repairs required are generally minor but some are more serious including damp proofing, new roofs, new windows, central heating, major	Stage 1 Consultation Report, September 2005

structural repairs, electrical work and re-pointing.	
Residents feel derelict sites in the area constitute eyesores and should be used for new housing and open space.	Stage 2 Consultation Report, December 2005
Economic	
Bradley ward has the second highest unemployment figures in Nelson – 11.4%. Of the unemployed in Bradley, 27.6% are long-term unemployed.	Nelson Area Development Framework, Baseline Studies. September 2004.
There is a lack of investment in businesses in the area and new business start ups.	Nelson Area Development Framework, Baseline Studies. September 2004.
Dereliction, fly tipping, litter and general poor environment is likely to deter businesses from the area in the future.	Nelson Area Development Framework, Baseline Studies. September 2004.
Depressed housing market due to over supply of some housing types. Average price of a terraced house in Bradley between July and September 2003 was £29,224.	Nelson Area Development Framework, Baseline Studies. September 2004.
The Local Plan inspector concluded that there is currently sufficient employment land in Pendle Borough. This needs to be investigated within the Bradley Priority Area to see if the oversupply applies within the Priority Area.	Pendle Local Plan, Inspector's Report 2005.
The UDP designated employment land at the Riverside Mill site in Bradley Priority Area has been vacant for a number of years. The access, size and topography of this site make it unsuitable for many large scale employment uses. This is further discussed in Appendix 10.	Nelson Area Development Framework, Baseline Studies. September 2004.
Riverside Mill site is unsightly and contributes to a poor environment in the Priority Area.	Stage 1 Consultation Report, September 2005

- 4.12 In Table 4.3 the main criteria that should be considered for SA and SEA is listed. Considering the issues and problems in Bradley and the sphere of influence of the Bradley Priority Area, a series of aspirations for the masterplan / AAP to achieve have been listed. It is noted where the aspirations listed can be achieved directly by the plan or as an indirect consequence of the plan.
- 4.13 This information will be used to inform the SA framework objectives, sub objectives indicators and targets.

Table 4.3: Criteria/Issues to be considered for each National Sustainability Objective within the scope of the Bradley Priority Area

National Sustainability Objectives	SEA Criteria Covered	What the AAP should/can seek to achieve	
		Direct	Indirect
Maintenance of High and Stable Levels of Economic Growth and Employment	Population Material Assets	<ul style="list-style-type: none"> • Provide suitable land for business development. • Improve the gateway approaches to Nelson Town Centre along Leeds Road and Scotland Road. 	<ul style="list-style-type: none"> • Enhance access to both current and future employment opportunities. • Encourage a mixed economy. • Increase the growth of business start-ups and their longevity. • Diversify the economy.
To Promote Inclusive Communities	Human Health Population Material Assets	<ul style="list-style-type: none"> • Reduce crime. • Provide a healthy living environment. • Improve housing standards. • Maintain adequate supply of affordable homes. • Build community confidence. • Increase public involvement. • Improve health and well being by improving access to active leisure. • Narrow the inequality gap. 	<ul style="list-style-type: none"> • Reduce fear of crime.
To Develop and Maintain an Effective Transport System	Material Assets Human Health Population Climatic Factors Water Air	<ul style="list-style-type: none"> • Increase opportunities for walking, cycling and use of public transport. • Reduce the adverse effects of traffic especially the impact of poor air quality and roads accidents. • Promote 'Home Zones'. 	

To Enhance the Natural Environment	Fauna and Flora	<ul style="list-style-type: none"> • Improve river quality. • Improve access to the river. 	<ul style="list-style-type: none"> • Encourage the use of sustainable building techniques and energy efficiency.
	Soil	<ul style="list-style-type: none"> • Improve access to and the environmental quality of open land. 	
	Water	<ul style="list-style-type: none"> • Protect and enhance natural habitat species. 	
	Air	<ul style="list-style-type: none"> • Improved parks and open spaces. 	
	Landscape	<ul style="list-style-type: none"> • Better quality and access to recreation and play facilities. 	
	Human Health		
To Protect and Enhance the Boroughs Cultural Heritage	Cultural Heritage	<ul style="list-style-type: none"> • Safeguard and enhance areas of historical integrity. 	<ul style="list-style-type: none"> • Improve quality of design for new developments.
	Material Assets	<ul style="list-style-type: none"> • Reflect cultural diversity. 	
	Landscape	<ul style="list-style-type: none"> • Safeguard and enhance areas of important townscape value. • Maintain and enhance the condition and status of key / landmark buildings in the area. 	
To Protect Our Natural Resources	Fauna and Flora	<ul style="list-style-type: none"> • Focus new development on previously developed land. • Make the most effective use of Brownfield land. 	<ul style="list-style-type: none"> • Promote and educate the use of sustainable construction techniques. • Increase energy efficiency of new and existing housing and promote Ecohomes standard 'ver good' for new development.
	Soil		
	Water		
	Air		
	Material Assets		
	Climatic Factors		
	Landscape		

Data Collection Limitations and Assumptions

4.14 The data and information that has been identified to support and monitor the baseline situation of the Priority Area has been taken largely from a series of reports and databases that provide local data for the Bradley Priority Area. Gaps in the data have been identified and Pendle Borough Council is aware of the need to collect and collate this information as the SA framework develops with time.

4.15 The main data collection limitation is a lack of appropriate level data. Much data provided in these documents and databases is ward level. This limits the accuracy of

the baseline data as the Priority Area boundary does not include the whole of the Bradley ward. Additionally, for some of the indicators as the data is simply not collected.

- 4.16 It is useful to compare the baseline for indicators at the Priority Area / Bradley level to the Borough level. Data, however, from the same indicator is not always available at both spatial scales. Consequently there are some gaps in the baseline Table. This has been somewhat dealt with by gathering data for a range of indicators for each objective.
- 4.17 It is also difficult to obtain trends in baseline situation. This is due to a number of reasons. Firstly the data has not been measured over a period or time, thus there is only data for one or two years. Secondly some datasets are recorded over a long period of time (Census), such data will only have one recorded value for a long period (10 years in the case of the Census), thus a meaningful trend is more difficult to determine. Thirdly the way some datasets are measured can alter over time. If the method or location at which data is collected changes through time then this means it is more problematic to develop a trend over time.
- 4.18 It is therefore important to use the baseline data in the SA framework with some caution. It serves a purpose of guiding future plans, not directly informing them.

5 SA Framework

Introduction

5.1 The Sustainability Appraisal Framework is essentially a 'toolkit' to assess the sustainability of the Priority Area. The 'toolkit' for Bradley can be found in Appendix 5.

5.2 This 'toolkit' includes the following elements:

- SA objectives
- SA sub-objectives
- Indicators
- Evidence Base
- Targets

SA Objectives

5.3 BDP Planning in association with Pendle Borough Council produced a set of draft Sustainability Appraisal Objectives. They are informed from the objectives of the relevant plans and programmes set out in section 3.

SA objectives and sub-objectives

5.4 Each SA objective has been given a set of sub-objectives. The sub-objectives have been derived from the objectives of the relevant plans and programmes outlined in section 3, demonstrating a clear link between the plans and programmes relevant to the plan and the SA of the plan. The sub-objectives will help inform the indicators that are used to reflect the baseline situation in relation to each of the SA objectives.

SA Objective	Sub-objectives
1 To foster a sustainable community.	<p>Reduce crime and fear of crime.</p> <p>Improve health and well being by improving housing conditions, access to health and creating an environment for healthy lifestyles.</p> <p>Improve or promote access to education and improve education facilities.</p> <p>Accessibility to leisure activities and facilities to promote an increase in physical activity.</p> <p>Improve position in the Index of Multiple Deprivation.</p> <p>Improve access to the town centre by sustainable transport modes for all groups.</p>
2 To promote housing choice and create a	Provide housing choice in type and tenure.

SA Objective	Sub-objectives
sustainable housing market.	<p>Reduce the number of vacant dwellings.</p> <p>Improve condition of dwellings.</p> <p>Improve the quality of the residential environment.</p>
3 To promote economic growth and quality employment in inclusive communities.	<p>Provide opportunities for economic growth and quality job creation.</p> <p>Maintain and improve infrastructure related to employment.</p>
4 To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.	<p>Protect buildings, areas and features of historic and architectural interest.</p> <p>Protect and enhance the physical environment.</p> <p>Protect local distinctiveness and 'setting'.</p> <p>Ensure good access to natural green space.</p>
5 To encourage community cohesion.	<p>Improve quality of life in existing and new developments.</p> <p>Build community confidence.</p> <p>Increase public involvement.</p>
6 To protect and enhance the environment and make the most effective use of non renewable resources.	<p>Protect finite resources and promote use of recycled materials.</p> <p>Encourage the use of Brownfield land.</p> <p>Promote the use of sustainable construction techniques for both refurbished and new build housing and promote Ecohomes standard 'very good' for all new build.</p> <p>Encourage incorporation of renewable energy techniques.</p> <p>Improve the quality of the river and its corridor.</p> <p>Improve the environmental quality of open land, parks and open spaces with better recreation and play facilities.</p> <p>Protect development from flooding considering both current and future flood risk.</p> <p>Promote new development that is of high quality in terms of design and layout and that respects the local context.</p>

SA Indicators and Targets

- 5.5 Plan indicators and targets are individual statistics that allow the objectives to be measured and monitored.

- 5.6 The indicators and targets drawn from the plans and programmes in the table in Appendix 4 will help inform the indicators that are used to reflect the baseline situation in relation to each of the SA objectives (see Appendix 5). The indicators and targets have been informed by targets set in the relevant plans and programmes. In addition a series of additional reports and databases have been used to determine appropriate indicators and targets.
- 5.7 In addition to the relevance to the objective, it is also important that SA indicators have data measured against them that is readily available and will be measured in the future.
- 5.8 The role of SA indicators is to lead to the development of a baseline database for relevant features and trends that have occurred over recent years within an area. This will give an indication of the direction of change within the baseline as well as providing a base for monitoring the success of the Priority Area over time by comparing the baseline situation for each indicator to its associated target.

6 TESTING THE PLAN OBJECTIVES AGAINST THE SA OBJECTIVES (Task B1)

Introduction

- 6.1 The objectives of the emerging Bradley AAP must be in accordance with sustainability principles. To be able to achieve this, the emerging Bradley AAP objectives must be tested against the SA objectives to understand their compatibility. The observations made when making the appraisal will be taken into account in the refinement of the Bradley AAP options.
- 6.2 This process has been undertaken by BDP and reviewed by Bradley SA Forum Group (see section 2). Each member of the Bradley SA Forum has appraised the SA / AAP objectives that are most relevant to their professional expertise and knowledge. The combined knowledge of the SA Forum Group has ensured that all key issues have been considered for the objectives appraisal.
- 6.3 In order to test the objectives, an appraisal matrix was produced by BDP. The appraisal matrix can be found in Appendix 7. The SA objectives are set out across the vertical axis of the table and the Priority Area objectives down the horizontal axis. The appraisal itself was carried out using the following scoring mechanism to assess the impact of the objectives against one another. The rationale behind each score is given in the Table where further elaboration is required.

++	Likely to be a very positive impact/highly compatible
+	Likely to be a positive impact/compatible
O	Likely to be a neutral impact/neither compatible or incompatible
-	Likely to be a negative impact/conflict
--	Likely to be a very negative impact/strong conflict
?	Impact not known/unclear

- 6.4 When scoring the compatibility between the objectives the following factors are taken into consideration:
- The principles behind the plan objectives and the SA objectives
 - The baseline situation in Bradley related to the objectives
 - The sustainability issues and problems in Bradley

Objectives Appraisal Summary and Implications

- 6.5 The appraisal tests the compatibility of the 11 AAP objectives with the 6 SA objectives. The results show only 9 potential conflicts arose from 66 compatibility cross checks

between the SA and AAP objectives. The conflicts are discussed in Table 6.1 to determine if they can be resolved and their significance in terms of the AAP.

- 6.6 The discussion of the conflicts in Table 6.1 shows that many of the conflicts that arise can be resolved and in many cases can be resolved to have a positive outcome.
- 6.7 Two of the conflicts have proved more difficult to resolve and they clearly constitute two important issues:
- Tension between delivering housing market reform and maintaining community cohesion; and
 - Redeveloping Riverside Mill for residential uses and its potential unsuitability for employment despite its designation as employment land in the Local Plan. This issue is further discussed in Appendix 10.
- 6.8 These key issues will be important when developing options for the Bradley Priority Area.
- 6.9 Although the other seven potential conflicts have been relatively easy to resolve in principle, it is important to manage these conflicts so they do not materialise when the plan is finalised and delivered. The measures used to resolve the conflicts that have arisen will be included in the mitigation section of this report.

Table 6.1 Significance of Conflicting SA and AAP Objectives

Conflicting Objectives	Significance	Conflict Resolved?
APP Objective: <i>Transform the housing market in terms of housing types, tenure and quality</i> and SA Objective <i>To foster a sustainable community</i> .	While transforming the housing market will make it more sustainable it can exclude low income groups as houses and rents become more expensive, especially if they are not home owners. This conflict can be resolved by ensuring adequate affordable housing is still available for purchase and rent, especially for those displaced because of residential clearance.	Yes
APP Objective: <i>Facilitate the Redevelopment of Riverside Mill</i> and SA objective <i>To foster a sustainable community</i> .	Redevelopment of the site will be highly compatible as it provides the opportunity to provide land for open space, housing and employment that will make the area more sustainable. However, redevelopment of the site for hard development could be an issue as much of the site is part of the Environment Agency's High Risk Flood Zone. Thus development here may not be sustainable as it may regularly flood. A recent flood risk assessment suggests the site will be suitable for hard development if a few relatively undemanding measures to reduce flood risk are incorporated into future development on the site (see Appendix 6).	Yes
APP Objective: <i>Facilitate the Redevelopment of Riverside</i>	The Riverside Mill site is designated for employment use in the Local Plan but there is	Uncertain

Conflicting Objectives	Significance	Conflict Resolved?
<i>Mill and SA objective To promote economic growth and quality employment in inclusive communities.</i>	uncertainty as to the quality of the site for many employment uses because of the topography of the site and the access to the site. This is compounded by lack of interest in the site that has seen it vacant for many years. Further investigation is required to determine if employment use is appropriate for this land so its sustainability as a use for employment can be determined. This issue is further discussed in Appendix 10.	
<i>APP Objective Transform the housing market in terms of housing types, tenure and quality and SA Objective To encourage community cohesion</i>	To transform the housing market in the Priority Area new houses will be required to provide new house types to create a better property mix. As there is little space for development in the area this could be delivered through clearance. Clearance of properties may result in difficulties in maintaining current community composition in areas where the clearance is proposed. This issue is accentuated by opposition by some parts of the community to clearance of properties. This issue is not easy to resolve but it suggests that use of vacant sites should be considered for housing and that clearance should be carefully considered in terms of location and extent. Additionally provision should be made so people in properties to be cleared can remain in the area.	Yes
<i>AAP Objective Consider the impact of climate change on flood risk and SA Objective To promote economic growth and quality employment in inclusive communities.</i>	Much of the land designated for employment at Riverside Mill site is part of the Environment Agency's High Risk Flood Zone. Thus development here may not be viable as it may regularly flood. This is the only substantial area of vacant land thus if it cannot be used for economic development there will be few other opportunities in the area. A recent flood risk assessment, however, suggests the site will be suitable for hard development if a few relatively undemanding measures to reduce flood risk are incorporated into future development on the site (see Appendix 6).	Yes
<i>APP Objective Facilitate the Redevelopment of Riverside Mill and SA objective To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.</i>	Development of Riverside Mill site could result in pollution of the Walverden Water especially if the site is contaminated and requires remediation. This issue can be resolved by careful development of the site and can be considered highly compatible if the development of the site is combined with river corridor improvements and the removal of walls and culverts on the river that will improve the environmental quality of the river.	Yes
<i>APP Objective Secure the productive use of vacant land and buildings to improve the urban environment and SA objective To safeguard and enhance the natural assets</i>	Some vacant buildings may have historic value which needs to be considered in making them productive. Additionally, the Riverside Mill site is a vacant and potentially contaminated. Contaminated land when it is made usable can pollute natural assets such as the rivers if the process is not carefully undertaken. This can be	Yes

Conflicting Objectives	Significance	Conflict Resolved?
<i>and historic integrity of the area for enjoyment by the whole community.</i>	resolved through careful consideration of natural assets and historic buildings when vacant sites and buildings are being made use of. This can be considered highly compatible as the best way to secure high quality historic and natural assets is by increasing their utility.	
APP Objective <i>Facilitate the redevelopment of Riverside Mill</i> SA Objective <i>To protect and enhance the environment and make the most effective use of non renewable resources.</i>	The Riverside Mill site is a vacant site thus utilising it will help secure a productive use for it. However, the site is potentially contaminated. Contaminated land when it is made usable can pollute natural assets such as the river if the process is not carefully undertaken. This can be resolved through careful consideration of natural assets such as Walverden Water when redeveloping the Riverside Mill site.	Yes
APP Objective <i>Secure the productive use of vacant land and buildings to improve the urban environment</i> and SA objective <i>To protect and enhance the environment and make the most effective use of non renewable resources.</i>	The Riverside Mill site is a vacant and potentially contaminated. Contaminated land when it is made usable can pollute natural assets such as the rivers if the process is not carefully undertaken. This can be resolved through careful consideration of natural assets and historic buildings when vacant sites and buildings are being made use of.	Yes

7 IDENTIFICATION OF STRATEGIC OPTIONS (Task B2)

Introduction

- 7.1 Sustainability Appraisal requires the consideration of reasonable, realistic and relevant options. The options developed need to be sufficiently distinct to enable meaningful comparisons between the implications of each option.
- 7.2 The boundary for the AAP for Bradley was designated by the Nelson Area Development Framework (ADF) (2004). This boundary sets a clear spatial sphere of influence for the AAP. Strategic options for the AAP are restricted to this boundary. In determining reasonable, realistic and relevant options that are distinct between each other, the variable will be the extent of change in the Priority Area.
- 7.1 The Nelson ADF indicates that there are serious problems in Bradley focused within the Priority Area. The designation of the Priority Area in the Nelson ADF has been accepted by Pendle Borough Council. This demonstrates the need for change. The 'no change' option, therefore, cannot be considered a reasonable or fair option to be appraised by this Sustainability Appraisal as the need for change has been demonstrated in the Nelson ADF and accepted by Pendle Borough Council.
- 7.2 Three strategic options have been developed at the issues and options stage of the AAP. The 3 options vary in terms of the extent of intervention in the Priority Area.
- Option 1 – Minimum Intervention
 - Option 2 – Medium Intervention
 - Option 3 – Maximum Intervention
- 7.3 The three strategic options for Bradley represent alternative strategies for the renewal of the housing market in the Priority Action Area. The options are based on varying amounts of facelifting, group repair and clearance. They also vary in terms of the amount, and spatial distribution, of proposed new housing, employment and open green space proposed. This variation between options is important in order to test the sustainability implications (social, economic and environmental) of pursuing alternative renewal strategies in Bradley. Some proposals, such as improvements to the River Corridor, are common to all three options. Such proposals are regarded as critical to improving the quality of life and housing market in Bradley.

Main Strategic Options

- 7.4 Table 7.1 shows the main components of Option 1 – 'Minimum Intervention' for the emerging Bradley Priority Action Area masterplan and figure 7.1 demonstrates how the main components of Option 1 will be implemented spatially. Option 1 has the least facelifting and demolition and proposes no new build housing. It proposes the most

new open space of the 3 options and the area of employment space created is more than Option 2 but less than Option 3.

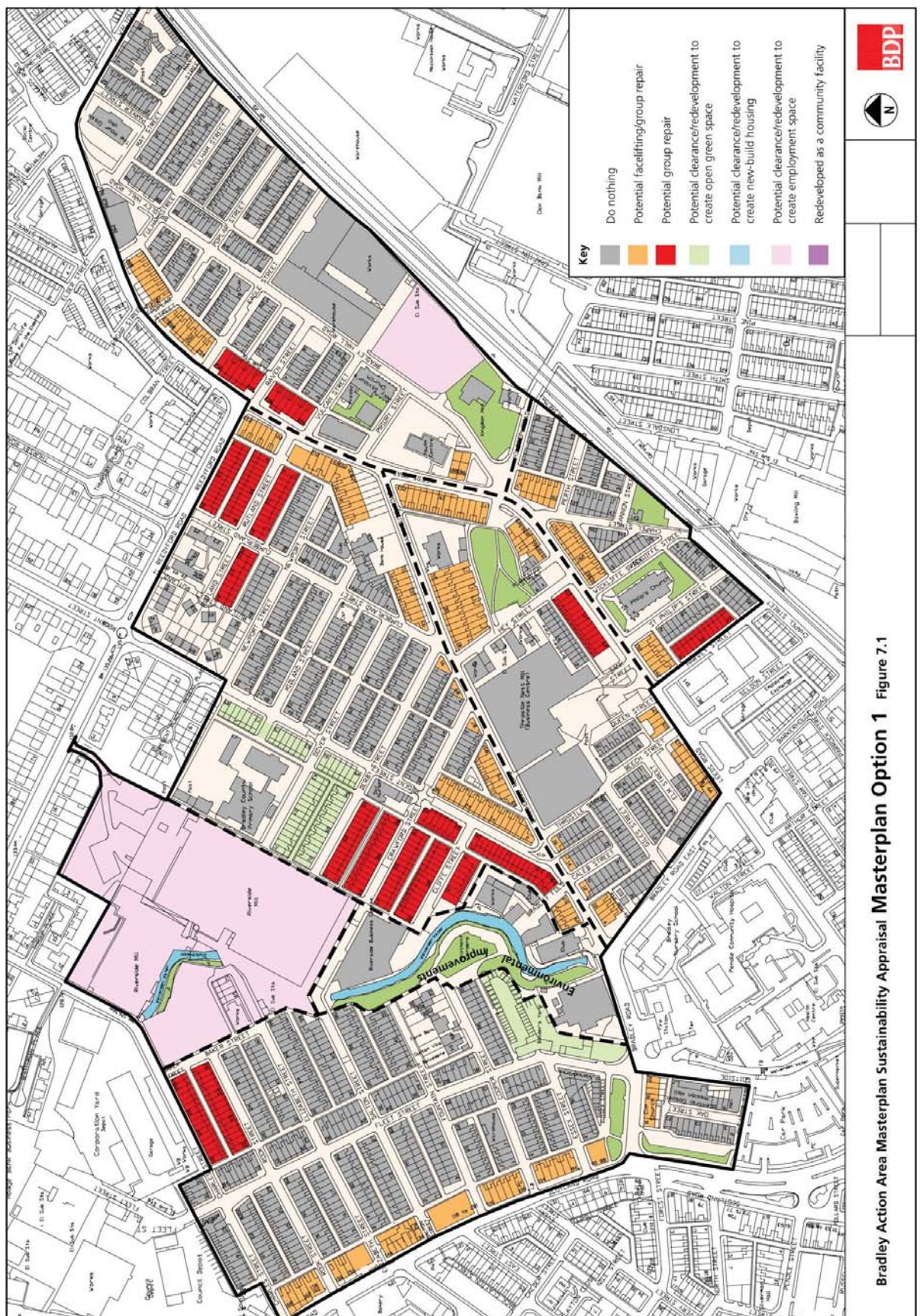
7.5 Table 7.1 shows the main components of Option 2 – ‘Medium Intervention’ for the Bradley Priority Area and figure 7.2 demonstrates how the main components of Option 2 will be implemented spatially. Option 2 proposes substantially more facelifting, group repair and demolition than Option 1 and proposes that 2.51ha of land be made available for new build housing. It proposes the least new open space and new land for employment of the 3 options.

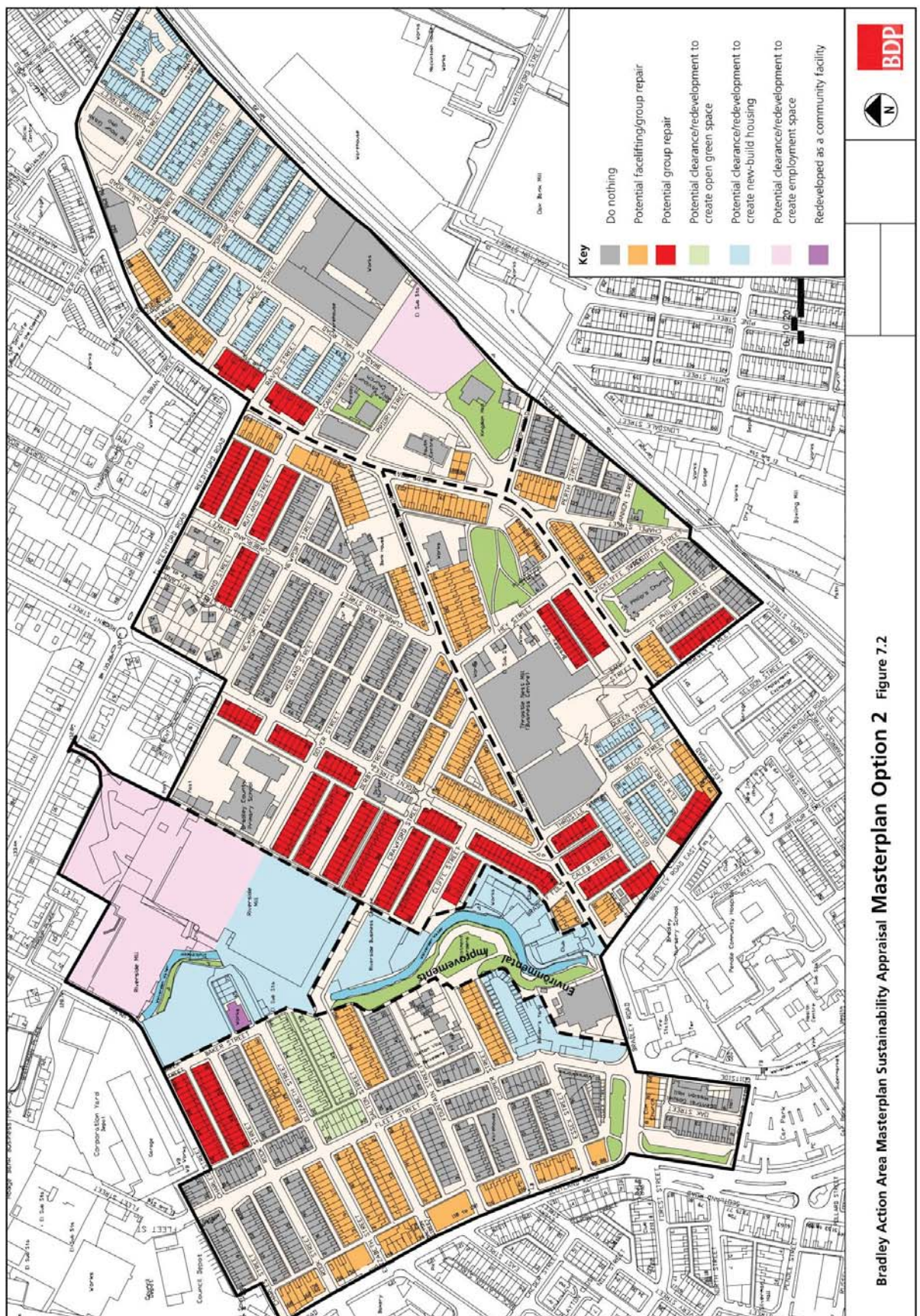
7.6 Table 7.1 shows the main components of Option 3 – ‘Maximum Intervention’ for the Bradley Priority Area and figure 7.3 demonstrates how the main components of Option 3 will be implemented spatially. Option 3 proposes more facelifting and demolition than Option 2 but the least group repair of the 3 options. This option proposes that 5.68ha of land be made available for new build housing, 0.71ha for new open space and 3.81ha for new employment land.

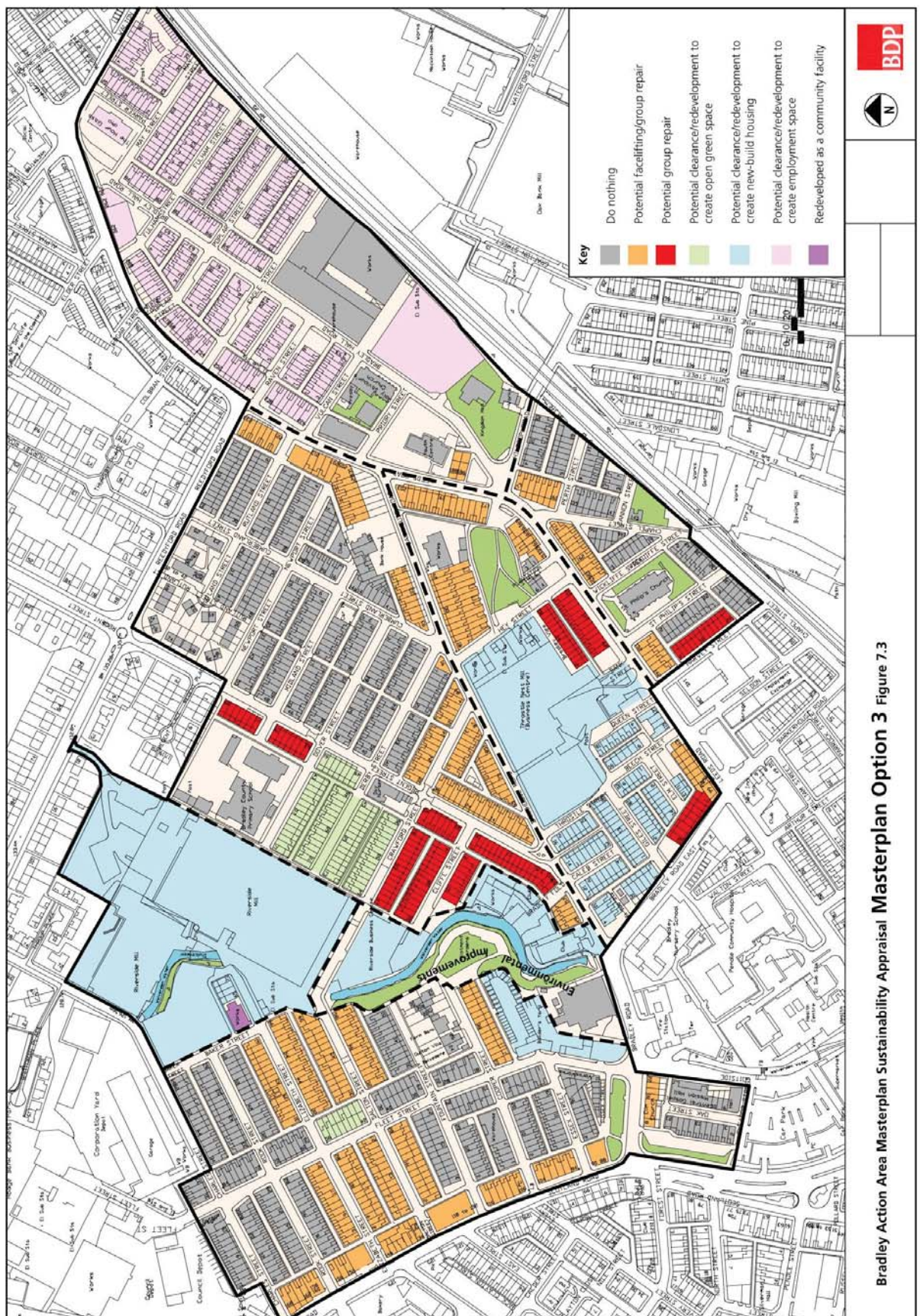
Table 7.1 Main Components of the Strategic Options

Proposed works	Option 1	Option 2	Option 3
Facelifting of properties	201	315	330
Group repair of properties (inc. back streets)	176	278	152
Acquisition of properties of clearance	51	300	366
New/Vacant employment space brought back into use (approx.)	3.33ha	1.88ha	3.65ha
Existing/retained Employment land (ha) approx	1.73ha	1.4ha	0.31ha
Area of new build housing (approx.)	0	5ha	5.68ha
Creation of new open space (approx.)	0.79ha	0.39ha	0.71ha
New community facilities	None	1	1
Environmental schemes			
• New parks / play areas	2	1	2
• River corridor improvements	1	1	1

7.7 The appraisal of the options is documented in Section 8.







8. PREDICTING THE EFFECTS OF THE PLAN – OPTIONS APPRAISAL (Task B3)

Options Appraisal against the SA Objectives

- 8.1 Options 1, 2 and 3 have been appraised against the SA objectives in an appraisal matrix. The appraisal matrix can be found in Appendix 7.
- 8.2 The appraisal of the strategic options was undertaken by BDP and reviewed by the Bradley SA Forum Group. Each member of the Bradley SA Forum appraised the aspects of the options that are most relevant to their professional expertise and knowledge and their understanding of the main issues related to their professional expertise in the study area itself. The combined knowledge of the SA Forum Group has ensured that all key issues have been considered for the options appraisal.
- 8.3 Options appraisal is the beginning of the process to identify and later appraise the preferred policy option to be published for public consultation.
- 8.4 However, it is important to note that it is not the role of the SA to determine which of the options should be chosen on the basis for consultation. The role of the SA is to assist with the identification of the appropriate options, by highlighting the sustainability implications and putting forward recommendations for improvement of the different options.
- 8.5 The scoring system which identifies whether certain options are likely to have a positive, negative or neutral impact in terms of sustainability is detailed below.

Symbol	Impact	Score
++	Likely to be a very positive impact	2
+	Likely to be a positive impact	1
O	Likely to be a neutral impact	0
-	Likely to be a negative impact	-1
--	Likely to be a very negative impact	-2

Options Appraisal Summary

- 8.6 Overall options 2 and 3 score positively, with Option 3 marginally more positive and Option 1 scoring negatively.
- 8.7 The completed options appraisal matrix can be found in Appendix 8. The appraisal shows that each option has positive and negative impacts against the SA objectives and in some cases the options have positive and negative impacts on the AAP

objectives. In these cases an overall score combining the impacts discussed is given in an attempt to give a balanced view of the impact.

8.8 The Table below summaries the key positive and negative impacts of each option.

Table 8.1 Summary of main positive and negative impacts for options 1 to 3

	Positive	Negative
Option 1	<ul style="list-style-type: none"> • Maintains community structure with low number of demolitions. • Provides environmental improvements through open space provision and Walverden Water corridor improvements. • Low demolitions and no new builds saves resources. 	<ul style="list-style-type: none"> • Will not deliver transformational changes to the housing market. • Will not provide improved housing choice or a significant improvement in quality. • Providing employment land on Riverside Mill site is unlikely to provide quality sustainable employment. • Lack of consideration for all historic buildings in the plan area. • Develops a site for employment uses that is potentially at risk of flooding.
Option 2	<ul style="list-style-type: none"> • Provides environmental improvements Walverden Water corridor improvements. • Will contribute to housing market transformation with widespread house stock improvements and provision of land for new build housing. • Providing a better house mix and better quality environment, however, will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area. 	<ul style="list-style-type: none"> • Open space provision is insufficient to meet current needs. • Demolition of housing will break up established communities. • Providing employment land on Riverside Mill site is unlikely to provide quality sustainable employment. • There is a lack of consideration for the majority of the historic buildings in the Priority Area. • Of the historic buildings included the plan for the Priority Area, there is no obvious special consideration to maintain heritage value of the buildings. • Develops a site that is potentially at risk of flooding. • Develops a site for residential use that is potentially at risk of flooding.
Option 3	<ul style="list-style-type: none"> • Provides environmental improvements through open space provision and Walverden Water corridor improvements. • Will contribute to housing market reform with widespread house stock improvements and provision of land for new build housing. • Provides employment land in more sustainable locations than the 	<ul style="list-style-type: none"> • Demolition of housing will break up established communities. • Potential oversupply of employment land. • There is a lack of consideration for the majority of the historic buildings in the Priority Area. • Of the historic buildings included the plan for the Priority Area, there is no obvious special consideration to maintain heritage value of the buildings. Some historic

	<p>current Riverside Mill site.</p> <ul style="list-style-type: none"> • Providing a better house mix and better quality environment, however, will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley This will contribute to better community cohesion in the Priority Area and within the wider Bradley area. 	<p>buildings are cleared (e.g. Throstle Nest Mill).</p> <ul style="list-style-type: none"> • Develops a site for residential use that is potentially at risk of flooding.
--	---	--

8.9 Analysis of the options appraisal shows there are tensions between the AAP options and the SA objectives. The main tensions include:

- Tension arises between promoting transformation of the housing market and promoting a cohesive community and providing a sustainable housing market for the local community. In delivering a sustainable housing market it is important to provide an appropriate mix. In Bradley there is an oversupply of small terrace properties and a shortage of large properties. In providing a better house mix to stimulate the market and to provide a better range of housing for existing residents, clearance of some properties will be required. This could potentially have a negative impact on community cohesion as communities may be displaced by the clearance and will have a negative impact on sustainability as increased house prices could make the market unsustainable for low income groups, especially those decanted from cleared properties. Providing a better house mix and better quality environment, however, will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
- Tension arises between delivering employment land in the plan area so employment is not stifled, but of a quantity that will be sustainable, when we are unsure as to the actual needs of the area. Unemployment in Bradley is relatively high compared to the Pendle average thus employment opportunities are needed to make the area more sustainable. This may be achieved through, provision of land for employment but the current site designated for employment, Riverside Mill site, has been vacant for many years suggesting the demand for this employment land site is low and delivery of land to boost employment opportunities should be delivered in other locations or through other methods. This is compounded by the site being considered poor quality for most employment types because of its access and topography and the types of employment that are likely to be attractive could be a nuisance neighbour for residential areas around it and thus undermine the objective of housing market renewal. This issue is further discussed in

Appendix 10 and it is concluded that further investigation will be required as to the employment land needs in Priority Area considering both the local and wider Nelson employment land needs.

Impact Significance

- 8.10 Having identified the likely impact of the options in terms of being positive, negative or neutral, the impact significance needs to be determined.
- 8.11 To evaluate the effects of the options the following criteria have been used to assess the emerging Bradley AAP options:
- Impact probability (high / uncertain);
 - Timing / duration of the impact (long term / short term);
 - Reversibility of the impact (temporary or permanent); and
 - Geographic scale of the impact.
- 8.12 The appraisal was undertaken by BDP Planning and reviewed by the Bradley SA Forum Group. Each member of the Bradley SA Forum has appraised the aspects of the options that are most relevant to their professional expertise and knowledge. The combined knowledge of the SA Forum Group will ensure that all key issues have been considered for the options appraisal.
- 8.13 The impact significance matrix can be found in Appendix 9.

Cumulative Impact of the Strategic Options

- 8.14 In addition to other impacts described, the cumulative impacts of the strategic options should be considered. 'Cumulative impacts' is the term used to cover secondary, synergistic and cumulative impacts of the plan.
- 8.15 Cumulative impacts include loss of character, economic decline and climate change. These effects that are often more difficult to deal with at project EIA scale but can be easily dealt with at a more strategic level by SA.
- 8.16 Tables 8.2 to 8.4 outline the cumulative impacts for each strategic option. The Tables show that Option 1 has the least cumulative impacts in terms of both positive and negative impacts. Options 2 and 3 have the same number of cumulative impacts with both having more positive and negative cumulative impacts than Option 1.
- 8.17 For all options water pollution and flooding were potential negative cumulative impacts with loss of employment land and resource use negative cumulative impacts for Options 2 and 3. Positive cumulative impacts include improved environmental quality of the Walverden, employment infrastructure and energy conservation for all three Options with community cohesion a positive cumulative impact for Options 2 and 3.

Table 8.2 Cumulative Impacts of Option 1

Cumulative Effect	Affected Receptor	Positive / Negative	Cause
Water pollution	Walverden Water	--	Construction of buildings close to the banks of water courses runs the risk of water pollution. This is especially an issue for Walverden Water as it is close to the Riverside Mill site which could be contaminated and cleaning this site could contaminate surface run off that flows from the site to the river.
Improved environmental quality	Walverden Water	++	Environmental improvements along the Walverden Corridor will improve the overall environmental quality of in just this stretch of the river but also downstream.
Flooding	Upstream /downstream of Walverden Water.	--	Culverted water courses are vulnerable to blockage that would cause up and downstream flooding. Risk of blockage will increase in the short term while construction of buildings takes place close to the river banks.
Employment	Bradley / Nelson population	++	Creation of new employment land on Bradley Hall Road and improved employment land at Riverside Mill.
Energy conservation	Worldwide	+	Group repair for properties will improve their energy efficiency.

Table 8.3 Cumulative Impacts of Option 2

Cumulative Effect	Affected Receptor		Cause
Water pollution	Hendon Brook	--	Construction of buildings close to the banks of water courses runs the risk of water pollution.
Water pollution	Walverden Water	--	Construction of buildings close to the banks of water courses runs the risk of water pollution. This is especially an issue for Walverden Water as it is close to the Riverside Mill site which could be contaminated and cleaning this site could contaminate surface run off that flows from the site to the river.
Improved environmental quality	Walverden Water	++	Environmental improvements along the Walverden Corridor will improve the overall environmental quality of not just this stretch of the river but also downstream of the Priority Area.
Flooding	Upstream of Hendon Brook and up and downstream of Walverden Water.	--	Culverted water courses are vulnerable to blockage that would cause up and downstream flooding. Risk of blockage will increase in the short term while construction of buildings takes place close to the river banks.
Employment land	Bradley / Nelson population	--	Loss of employment land at Riverside Mill.
Employment infrastructure	Bradley / Nelson population	++	Creation of new employment land on Bradley Hall Road and improved employment infrastructure at Riverside Mill.
Resource use	Worldwide	--	Construction of new houses and employment premises will use materials and energy.
Community cohesion	Bradley / Nelson population	++	Provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
Energy conservation	Worldwide	++	Group repair for properties will improve their energy efficiency. Construction of new properties provides the opportunity to provide more energy efficient houses to Ecohomes standard.

Table 8.4 Cumulative Impacts of Option 3

Cumulative Effect	Affected Receptor		Cause
Water pollution	Hendon Brook	--	Construction of buildings close to the banks of water courses runs the risk of water pollution.
Water pollution	Walverden Water	--	Construction of buildings close to the banks of water courses runs the risk of water pollution. This is especially an issue for Walverden Water as it is close to the Riverside Mill site which could be contaminated and cleaning this site could contaminate surface run off that flows from the site to the river.
Improved environmental quality	Walverden Water	++	Environmental improvements along the Walverden Corridor will improve the overall environmental quality of not just this stretch of the river but also downstream of the Priority Area.
Flooding	Upstream of Hendon Brook and up and downstream of Walverden Water.	--	Culverted water courses are vulnerable to blockage that would cause up and downstream flooding. Risk of blockage will increase in the short term while construction of buildings takes place close to the river banks.
Employment land	Bradley / Nelson population	--	Loss of employment land and at Riverside Mill and infrastructure at Throstle Nest Mill.
Employment infrastructure / land	Bradley / Nelson population	++	Creation of new large employment land area with infrastructure on Bradley Hall Road.
Resource use	Worldwide	--	Construction of new houses and employment premises will use materials and energy.
Community cohesion	Bradley / Nelson population	++	Provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
Energy conservation	Worldwide	++	Group repair for properties will improve their energy efficiency. Construction of new properties provides the opportunity to provide more energy efficient houses to Ecohomes standard.

Impact Significance - Summary

8.18 The Table in Appendix 9 shows the results of the impact significance appraisal for each of the strategic options. The negative impacts have been highlighted in grey in the

Table. The results for each option are discussed under the appropriate headings below.

Option 1

- 8.19 Option 1 scores negatively against 3 of the SA objectives. There is a significant negative impact on the objectives 'to foster a sustainable community' and 'to promote housing choice and create a sustainable housing market' as the impacts are highly probable, likely to be long term and permanent. Additionally it is unlikely that option one will promote economic growth. Overall, it has become clear that Option 1 is not sufficient in terms of its level of intervention / change in the Priority Area thus there is no scope to deliver housing market transformation and economic growth that will be required to foster a sustainable community in the Priority Area.

Option 2

- 8.20 Option 2 scores negatively against 2 of the SA objectives. Primarily this option has a significant negative impact in terms of 'fostering a sustainable community' and 'promoting community cohesion' as the impacts are both highly probable, likely to be long term and permanent. This option delivers the extent of change required to create a more sustainable housing market which is crucial for securing a sustainable future in the Priority Area. However as this is achieved through clearance of properties it could expose a group of former owner occupiers to affordability issues that are not sustainable, however this could be address through the provision of affordable housing where new residential development is proposed. Furthermore redeveloping the Riverside Mill site for employment land may not be sustainable as it is considered poor quality land for employment, as discussed in Appendix 10.
- 8.21 Secondly it is questionable that demolition of 300 properties will promote community cohesion as clearance will mean it is difficult to retain current community composition in these areas. This issue could be dealt with by ensuring sufficient affordable housing and measures to allow community in homes to be cleared to remain in the area. This option does however contribute to community cohesion by developing part of the Riverside Mill site for residential and open space uses that will provide links between the segregated communities to the west and east of Walverden Water. Additionally, provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Also, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
- 8.22 Overall, while this option delivers change required in terms of the housing market – an integral part of the plan, its delivery may result in some significant negative impacts.

Option 3

- 8.23 Option 3 delivers the most significant positive impacts in relation to the SA objectives compared to options 1 and 2.
- 8.24 Option 3 scores negatively against 2 of the SA objectives. While this option delivers the extent of change required to create a more sustainable housing market which is crucial for securing a sustainable future in the Priority Area, clearance of properties it could expose a group of former owner occupiers to affordability issues that are not sustainable. This issue could be dealt with by ensuring sufficient affordable housing to meet the community's needs. This option does however provide more suitable land for employment than the current designated employment land at the Riverside Mill site, as this land is considered to be unsuitable for many employment uses (see Appendix 10).
- 8.25 Secondly it is questionable that demolition of 300 properties will promote community cohesion as clearance will mean it is difficult to retain current community composition in these areas. This issue could be dealt with by ensuring sufficient affordable housing and measures to allow community in homes to be cleared to remain in the area. This option does however contribute to community cohesion by developing the Riverside Mill site for residential and open space uses that will provide links between the segregated communities to the west and east of Walverden Water. Additionally, provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
- 8.26 While this option delivers change required in terms of the housing market – an integral part of the plan, it is clear how it is currently delivered poses some potential significant negative impacts in terms of community cohesion due to the large areas of proposed property clearance.

Conclusion

- 8.27 All the options have potential significant positive impacts and significant negative impacts. Although Option 3 achieves higher overall positive impacts than the other two options, it is clear the overall preferred option will be a combination of aspects of each of the strategic options as Option 3 has some significant negative impacts that would mean it is not a wholly acceptable option.
- 8.28 The preferred option will combine the most positive impacts of the 3 options and minimise the significant negative impacts.

9. PREDICTING THE EFFECTS OF THE PLAN - DRAFT FINAL MASTERPLAN (OPTION 4)

Introduction

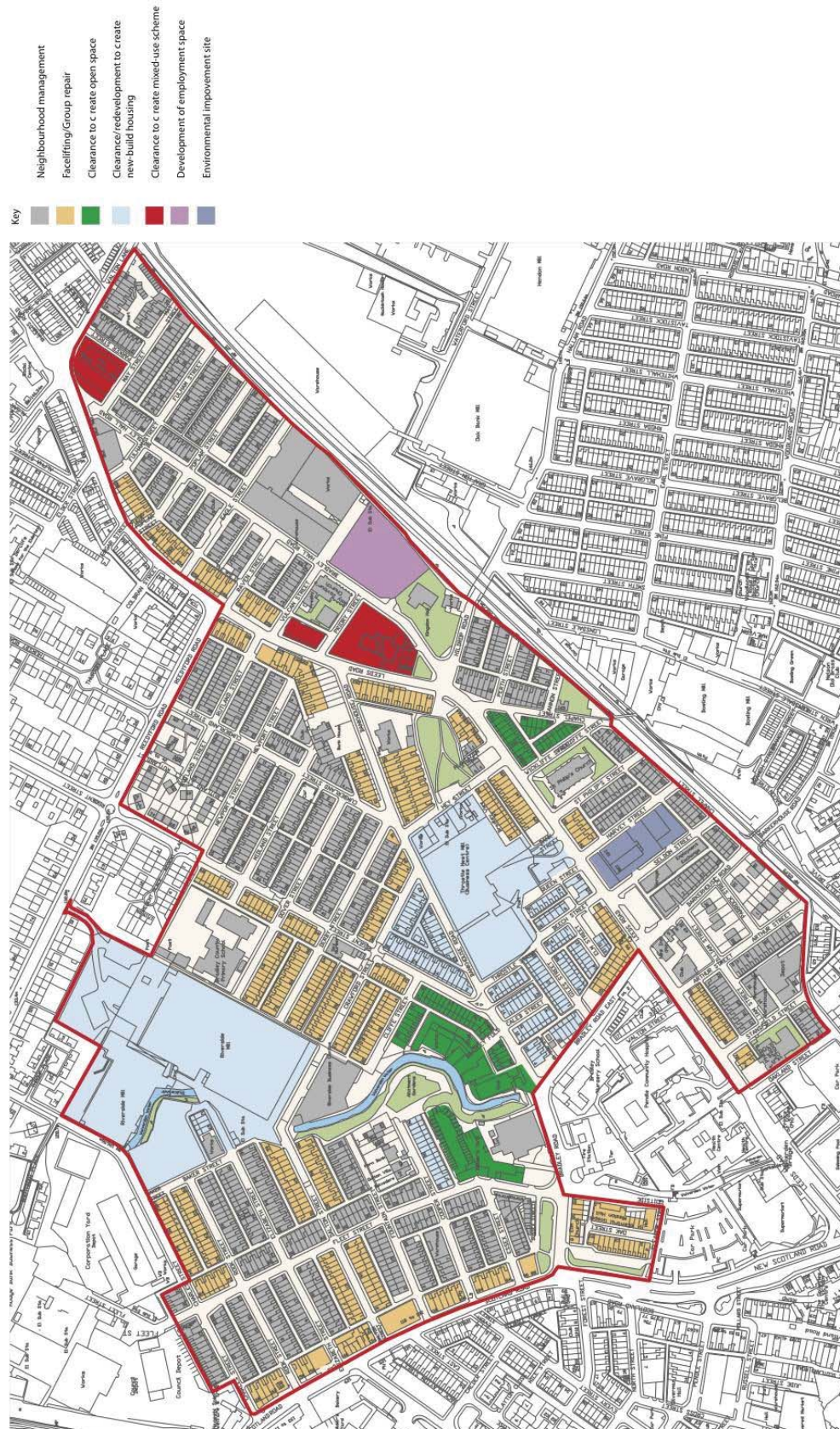
9.1 The appraisal of the three strategic options was used to determine a draft final masterplan (option 4) for the Bradley Priority Area. This was subject to public consultation in June 2006.

9.2 Option 4 combined features of the three previous options rather than focussing on one. It can be found in figure 9.1 and is described in table 9.1 below.

Table 9.1 Main Components of the Draft Final Masterplan (Option 4)

Proposed works	Draft Final Masterplan (Option 4)
Facelifting of properties	236
Group repair of properties (inc. back streets)	212
Acquisition of properties for clearance	200(43 void)
New/vacant employment space brought into use (approx)	0.38ha
Existing / retained employment land (approx)	0.57ha
Area of new build housing (approx)	5.42ha (186 properties)
Creation of new open space (approx)	1.61ha
New community facilities	1 (Youth Centre)
Environmental schemes	
• New parks / play areas	2
• River corridor improvements	1

9.3 The draft final masterplan option (Option 4) had a strong focus on facelifting/group repair of properties along the key routes through the area and provision of land for new build housing. New build housing is focussed on vacant land and cleared commercial and residential sites. Option 4 provides more open space (1.61ha), substantially more than the amount of the strategic options. Overall this option proposes the clearance of 200 properties for the purpose of new build housing and open space. Employment land for Option 4 is less than for the 3 previous options as the designated employment land at the former Riverside Mill site is proposed for new build housing along with Throstle Nest Mill, leaving one site for new employment land sites on Bradley Hall Rd.



Building Design Partnership

Bradley Priority Action Area, Nelson

Draft Final Masterplan (Option 4) **Figure 9.1**

Table 9.2: Option Appraisal against the SA Objectives

SA Objective	Option 4 (Draft Final Masterplan)
To foster a sustainable community	<p>+</p> <p>This option creates housing choice and improves housing stock that will help create a more sustainable housing market in the Priority Area. This is further supported by the creation of new areas of open space and new employment land in a more sustainable location than Riverside Mill.</p> <p>-/?</p> <p>Increased house prices could expose the population decanted from the 200 cleared properties to affordability problems as rent/house process are likely to outstrip compensation for property lost.</p> <p>+</p> <p>Will significantly increase the amount of open/green space in the area and improve environmental quality</p> <p>-</p> <p>Reduces the amount of employment land within the area</p> <p>Overall 0</p>
To create housing choice and create a sustainable housing market	<p>++</p> <p>This option proposes extensive property improvements and proposes almost 5.42ha of land for new housing development. This will improve housing quality and provide opportunity to improve housing choice.</p> <p>?</p> <p>A recent flood risk assessment of the Riverside Mill site shows it is at risk of flooding and some work is required to satisfy the Council and the Environment Agency the site is not at substantial risk before the land can be used for residential development.</p> <p>?</p> <p>Some housing in poor condition has been excluded from intervention especially in the Bradley Hall Road area.</p> <p>Overall +2</p>
To promote economic growth and quality employment in inclusive communities	<p>+</p> <p>Proposes group repair along Scotland Road where the majority of the buildings used for commercial purposes are located. This will improve the environment for business along Scotland Road and contribute to economic growth. Improvements also proposed along Leeds Rd where there are many commercial premises.</p> <p>- -</p> <p>Significantly reduces the amount of employment land in the area due to loss of Riverside Mill and Throstle Nest Mill to new housing.</p> <p>+</p> <p>Will provide some new employment land off Bradley Hall Road</p> <p>Overall 0</p>
To safeguard and enhance the natural assets and historical integrity of the area for enjoyment by the whole community	<p>++</p> <p>This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option proposes the creation of 1.61ha of new green/open space.</p> <p>--</p> <p>Throstle Nest Mill is proposed to be cleared for new build housing. The rest of the historic buildings have not been considered by this option.</p> <p>+</p> <p>This option promotes new build housing on Hendon Brook Culvert that will restrict access to the brook. However, this option promotes the opportunity for overall better access to the brook.</p> <p>Overall +1</p>
To encourage Community Cohesion	<p>--</p> <p>Clearance may result in difficulties in maintaining current community composition in clearance areas.</p> <p>++</p> <p>This option proposes the Riverside Mill site be developed for residential / open space use. This will provide better links between the currently segregated communities and promote cohesion. Also providing a better house mix and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types and may entice a wider range of demographic, ethnic and income groups to Bradley This will contribute to better community cohesion in the PAA and within the wider Bradley area.</p> <p>Overall 0</p>
To protect and enhance the environment and make the most effective use of non-renewable resources.	<p>++</p> <p>This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 1.61ha of new green/open space. Additionally by proposing group repair and facelifting for properties promotes the use of resources that have been acquired rather than building new properties that will require new resources. The option promotes efficient use of resources through use of Brownfield land for new employment land and housing.</p> <p>-</p> <p>This option proposes 5.42ha of new build housing. While the development proposed is on previously developed land, clearance and rebuilding is resource intensive.</p> <p>Overall +1</p>
	+4

9.4 An appraisal of Option 4 against the sustainability objectives (Table 9.2) shows both positive and negative impacts. These are summarised in table 9.3 below.

Table 9.3: Summary of the main positive and negative impacts of Option 4

	Positive	Negative
Option 4	<ul style="list-style-type: none"> Provides environmental improvements through open space provision and Walverden Water corridor improvements. Will contribute to housing market transformation with widespread housing stock improvements and provision of land for new build housing. Provides employment land in more sustainable locations than the current Riverside Mill site. Providing a better housing mix and better quality environment will help to retain members of the community in the area who may otherwise leave the area to acquire more aspirational housing types. A more varied mix of property types may entice a wide range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area. 	<ul style="list-style-type: none"> Demolition of housing will break up established communities There is a lack of consideration for some of the historic buildings in the Priority Area. Some historic buildings are proposed to be cleared (e.g. Throstle Nest Mill). Develops a site for residential use that is potentially at risk of flooding Loss of employment land (Riverside Mill & Throstle Nest Mill)

9.5 The main tensions arising in option 4 relate to the potential loss of employment land within the plan area. Unemployment in Bradley is relatively high compared to the Pendle average thus employment opportunities are needed to make the area more sustainable. The Riverside Mill site has been vacant for many years suggesting the demand for employment use on this site is low due to its location etc, and therefore delivery of land to boost employment opportunities should be delivered in other locations or through other methods. This is compounded by the site being considered poor quality for most employment types because of its access and topography and the types of employment that are likely to be attractive could be a nuisance neighbour for residential area around it and thus undermine the objectives of housing market renewal. The proposed loss of Throstle Nest Mill will result in the loss of further employment from the area (to perhaps a more suitable/sustainable location) in order to allow for a more significant change to the housing within the plan area.

9.6 There is also some tension caused by the potential loss of a number of historic / landmark buildings, including Throstle Nest Mill.

Cumulative Impact of Option 4

9.7 The cumulative impact of Option 4 is shown in table 9.4 below. As with Option 1-3, water pollution and flooding were potential negative cumulative impacts. Loss of employment land is also significant. The main positive cumulative impacts are the improvements to the local environment and the impact on the quality of the housing market and community cohesion in the area.

Table 9.4: Cumulative Impact of Option 4

Cumulative Effect	Affected Receptor		Cause
Water pollution	Hendon Brook	--	Construction of building close to the banks of water courses run the risk of water pollution
Water pollution	Walverden Water	--	Construction of buildings close to the banks of water courses runs the risk of pollution. This is especially an issue for Walverden Water as it is close to the Riverside Mill site which could be contaminated and cleaning
Improved environmental quality	Walverden Water	++	Environmental improvements along Walverden Water corridor will improve the overall environmental quality of not just this stretch of the river but also downstream of the Priority Area.
Flooding	Upstream of Hendon Brook and up and downstream of Walverden Water	--	Culverted water courses are vulnerable to blockage that would cause up and downstream flooding. Risk of blockage will increase in the short-term whilst construction of buildings takes place close to the river banks.
Employment land	Bradley/Nelson population, local economy	--	Loss of employment land at Riverside Mill and Throstle Nest Mill.
Employment land / infrastructure	Bradley/Nelson population, local economy	+	Development of new employment units at site off Bradley Hall Road
Resource use	Worldwide	--	Construction of new houses and employment promises will use materials and energy.
Community cohesion	Bradley/Nelson population	++	Provision of a more varied mix of property types and better quality environment will help to retain members of the community in the area who may otherwise leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
Energy conservation		+	Improvements to existing properties, and the construction of new properties provides the opportunity to establish more energy efficient homes. Where Elevated funding is required for new development, new homes will be constructed to Eco-homes standard very good.

Impact Significance - Summary

9.8 The table in Appendix 9 shows the results of the impact significance appraisal for option 4. Option 4 has neutral or positive scores overall against the SA objectives. The option scores neutrally against the following objectives: 'To foster a sustainable community', 'to

promote economic growth and quality employment in inclusive communities' and 'to encourage community cohesion'. This is because this option delivers significant change in the area which will displace residents and many businesses from the area. The demolition of homes will affect the current community composition and could result in a loss of community cohesion in the short term. However the option can contribute to community cohesion by developing sites for new housing which will diversify the housing offer and help to retain members of the community who might otherwise have left the area for more aspirational house types. Residents affected by clearance could also be exposed to affordability issues. However this could be helped through the provision of affordable housing on new housing sites. The impacts are highly probable and likely to be medium to long term.

9.9 This option proposes new employment land development on a site off Bradley Hall Rd, though this is small relative to the loss of Throstle Nest Mill and Riverside Mill (though this is currently vacant) for housing. Therefore the ability for this option to promote economic growth is uncertain.

9.10 The option scores most positively in 'creating housing choice and creating a sustainable housing market' and 'protecting and enhancing the environment and making the most effective use of non-renewable resources'. The new housing will certainly extend the housing choice and enhance the environment; this is highly probable and will be permanent.

Summary

9.11 Option 4 attempts to balance the main tensions that emerge from the 3 strategic options. Although option 4 scores negatively against some of the SA objectives, these are largely counterbalanced by positive scores.

9.12 As with option 2 and 3, the clearance of properties could expose a group of former owner occupiers to affordability issues that are not sustainable. The amount of clearance is less than that proposed in option 2 and 3 and affordability could be addressed by ensuring the provision of affordable housing on the newly developed sites. Clearance may also impact upon community cohesion as it will inevitably upset the current community composition in this area. However, new, affordable and mixed tenure housing would allow residents affected by clearance to remain in the area. The redevelopment of the Riverside Mill for residential and open space uses will also provide links between the segregated communities to the west and east of Walverden Water. The provision of a more varied mix of property types on the housing development sites and a better quality environment will help retain members of the

community in the area who may otherwise leave to acquire more aspirational housing types. It may also entice a wider range of demographic, ethnic and income groups into Bradley, thereby contributing to community cohesion in the Priority Area and the wider Bradley area.

- 9.13 The greatest potential negative impact could come from the loss of employment land at Riverside Mill and Throstle Nest Mill, with only a relatively small amount of new employment development being proposed. This loss of land has to be balanced with the more significant impact the redevelopment of these sites would have on transforming the housing market, but further investigation of employment land needs in the area may be required.

Conclusion

- 9.14 The Sustainability Appraisal of Option 4, plus the feedback from the community consultation helped to inform the recommendations made in the final masterplan report submitted to Pendle Borough Council in October 2006.
- 9.15 The report was discussed at a number of Council Committee's in October and December 2006 and March 2007. These discussions led to the agreement of the Council's preferred option for regenerating the Bradley Priority Area.

10. THE PREFERRED OPTION – PREDICTING THE EFFECTS OF THE PLAN, MITIGATION AND UNCERTAINTY

- 10.1 The preferred option retains a combination of features from all of the previously considered options. It attempts to balance the main tensions that emerge from the strategic options appraisal. Assessment of the strategic options has set the context for the evaluation of the preferred option.
- 10.2 The Council's preferred option can be found in figure 10.1 and is described in table 10.1. The preferred option has a strong focus on improving properties along the key routes through the area, on the provision of new housing and on the creation of new green space. New housing is focussed on vacant land and cleared residential sites. The preferred option provides a substantial amount of green space which is consolidated in a central location. Overall this option proposes the clearance of 141 properties for the purpose of open space and new build housing. Employment is retained at Throstle Nest Mill and employment land is proposed to be brought back into active use off Bradley Hall Road.
- 10.3 The choices made in the selection of the preferred option are justified as follows:
- Housing – The options for housing comprise different levels of intervention with regard to facelifting/group repair, clearance and new build. Due to the detrimental impact on community cohesion that mass clearance would have, much more strategic and reduced clearance is recommended to reduce the impact it will have on the community. Clearance is still recommended due to the need to revitalise the house type and mix in the area to promote housing market renewal. It is felt that with this level of clearance, the potential negative impacts of clearance can be mitigated.
 - Employment land – net employment land in the preferred option is reduced. It is felt that the Riverside Mill site is far better suited and will deliver more in terms of the regeneration of the Priority Area and the SA objectives if it is used for residential purposes. In the preferred option Throstle Nest Mill is proposed to be retained / majority retained for employment (two options are put forward for this site). The Mill is occupied and employs over 100 people across the site. The continued provision of employment opportunities on this site will create a better balanced and more sustainable community than if this whole site was redeveloped for new housing as proposed in options 3 & 4. One of the options suggests part of the site is redeveloped for housing/employment so that it will integrate better with proposed new housing on an adjacent site.

- **Open Space** – The severe lack of open space in the Priority Area and the nature of the open space requirements means that open space should be provided at the neighbourhood level. The preferred option includes more open space than options 1-3, consolidated in a central area.
- **Environmental Improvements** – The environmental improvements are the same as those recommended in the earlier options along the corridor of the Walverden Water. It is considered that the removal of river culverts on Walverden Water would be valuable environmental improvements should also be recommended where appropriate.
- **Community facilities** – The only community facility recommended in the options is the new youth centre, this is retained for the preferred option. The baseline shows that there are not any major spatial problems concerning community facilities in the area, thus retention of the existing facilities should be sufficient. The preferred option does not propose a significant net increase in the total number of household's thus additional facilities due to an increase in households will not be required.

Table 10.1 Main Components of the Preferred Option

Proposed works	Preferred option
Facelifting/Group repair of properties	466 (Nature of improvements to be determined by assessments of each block)
Acquisition of properties for clearance	141
New/vacant employment space brought into use (approx)	0.38ha
Existing/retained used employment land (approx)	1.51ha-1.66ha
Area of new build housing (approx)	3.93ha – 4.08ha
Creation of new open space (approx)	1.23ha
New community facilities	1
Environmental schemes <ul style="list-style-type: none"> • New parks / play areas • River corridor improvements 	1 1

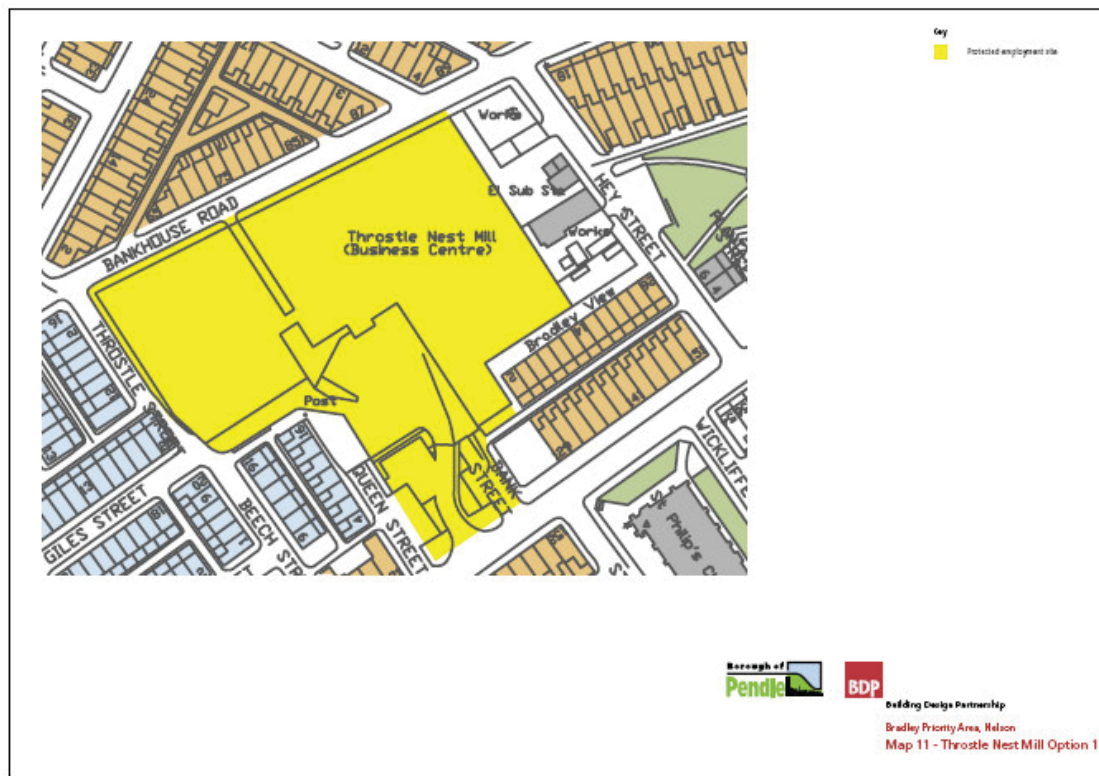
Evaluation of the effects of the Preferred Option

10.4 Table 10.2 shows the appraisal of the preferred option against the SA objectives. Table 10.3 then shows the discussion as to whether any identified negative impacts can be

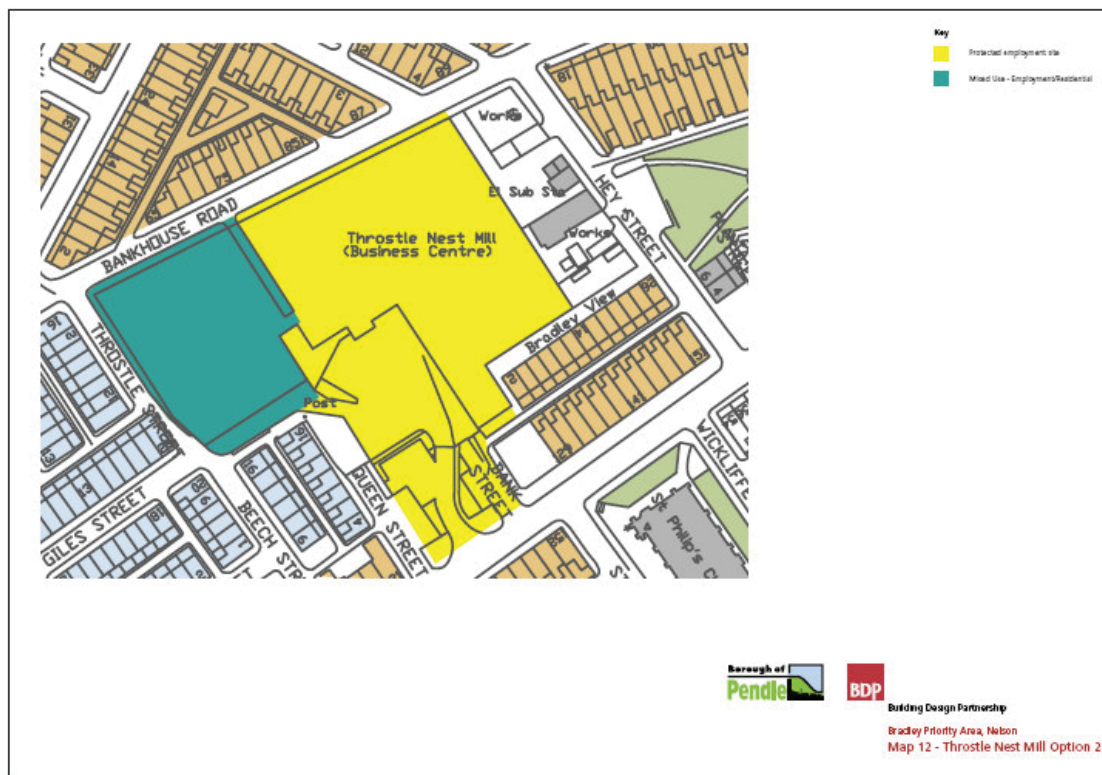
mitigated. Combining the appraisal with the mitigation of any negative impacts, the residual impact of the preferred option on each SA objective is given.



Map 11: Throstle Nest Mill Option 1



Map 12: Throstle Nest Mill Option 2



Protected Employment Site



Mixed use – Residential/Employment

Table 10.2: Appraisal of the Preferred Option against the Sustainability Appraisal Objectives

SA Objective	AAP Preferred Option
To foster a sustainable community	<p>+ This option creates housing choice and improves housing stock that will help create a more sustainable housing market in the Priority Area. This is further supported by the creation of new areas of open space and new employment land in a more sustainable location than Riverside Mill.</p> <p>-/? Increased house prices could expose the population decanted from the 132 cleared properties to affordability problems as rent/house process are likely to outstrip compensation for property lost.</p> <p>+ Will significantly increase the amount of open/green space in the area and improve environmental quality</p> <p>- Reduces the total amount of employment land within the area.</p> <p>Overall 0</p>
To create housing choice and create a sustainable housing market	<p>++ This option proposes extensive property improvements and proposes almost 4ha of land for new housing development. This will improve housing quality and provide opportunity to improve housing choice.</p> <p>? A recent flood risk assessment of the Riverside Mill site shows it is at risk of flooding and some work is required to satisfy the Council and the Environment Agency the site is not at substantial risk before the land can be used for residential development.</p> <p>? Some housing in poor condition has been excluded from intervention especially in the Bradley Hall Road area.</p> <p>Overall 2</p>
To promote economic growth and quality employment in inclusive communities	<p>+ Proposes group repair along Scotland Road where the majority of the buildings used for commercial purposes are located. This will improve the environment for business along Scotland Road and contribute to economic growth. Improvements also proposed along Leeds Rd where there are many commercial premises.</p> <p>- Reduces the total amount of employment land within the area, but seeks to protect the well used Throstle Nest Mill complex.</p> <p>+ Will provide some new employment land off Bradley Hall Road</p> <p>Overall 1</p>
To safeguard and enhance the natural assets and historical integrity of the area for enjoyment by the whole community	<p>++ This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option proposes the creation of 1.23ha of new green/open space adjacent to the river.</p> <p>? Throstle Nest Mill is proposed to be protected and improved. The rest of the historic buildings have not been considered by this option.</p> <p>+ This option promotes new build housing on Hendon Brook Culvert that will restrict access to the brook. However, this option promotes the opportunity for overall better access to the brook.</p> <p>Overall 3</p>
To encourage Community Cohesion	<p>-- Clearance may result in difficulties in maintaining current community composition in clearance areas.</p> <p>++ This option proposes the Riverside Mill site be developed for residential / open space use. This will provide better links between the currently segregated communities and promote cohesion. Also providing a better house mix and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types and may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the PAA and within the wider Bradley area.</p> <p>Overall 0</p>
To protect and enhance the environment and make the most effective use of non-renewable resources.	<p>++ This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 1.23ha of new green/open space. Additionally, proposing group repair and facelifting for properties promotes the use of resources that have been acquired rather than building new properties that will require new resources. The option promotes efficient use of resources through use of Brownfield land for new employment land and housing.</p> <p>- This option proposes almost 4ha of new build housing. While the development proposed is on previously developed land, clearance and rebuilding is resource intensive.</p> <p>Overall 1</p>
	+7

Table 10.3 Appraisal and residual impact of the preferred option

SA Objectives	Sustainability Appraisal Issues Positive (+) Negative (-) and unknown (?) points	Impact Significance (read in conjunction with Appendix 10)				Can negative impacts be mitigated?	Residual Impact
		Probability	Scale	Timing	Reversibility		
To foster a sustainable community.	+ Will provide better house mix and more sustainable housing market.	High	Plan area	Long term	Permanent	Ensure there is sufficient affordable housing to meet demands and provide adequate compensation for decanted population.	++
	+ Will provide better quality new employment land than Riverside Mill site.	High	Beyond plan area	Long term	Permanent		
	+ Will increase the open space in the area and improve environmental quality.	High	Plan area	Long term	Permanent		
	- A more sustainable housing market driven by clearance and new build could have affordability implications for those decanted.	Medium	Plan Area	Long term	Reversible	Undertake analysis of the employment land need in the Priority Area considering the wider context of employment land needs in Nelson and Pendle.	
	- Reduces the area of employment land in the Priority Area.	Uncertain	Beyond plan area	Long term	Permanent		
	-? Development on the flood plain could be unsustainable in the context of increased flood risk in the future. Flood Risk Assessment for a residential development of the site found that flood risk is not significant enough to preclude residential development if a series of recommendations were incorporated (see Appendix 6 for further details). However, redevelopment of currently developed land for new open space along parts of Walverden Water is likely to reduce the long term risk of flooding, as open space is likely to increase surface drainage.	Low	Within plan area	Long term	Permanent	Complete a flood risk assessment for development on the mill site. While previous FRAs indicate there will not be a minor flooding issue the following mitigation may be required to minimise flood risk (recommendations in the FRA by JBA consulting see Appendix 6).	

SA Objectives	Sustainability Appraisal Issues Positive (+) Negative (-) and unknown (?) points	Impact Significance (read in conjunction with Appendix 10)				Can negative impacts be mitigated?	Residual Impact
		Probability	Scale	Timing	Reversibility		
To promote housing choice and create a sustainable housing market.	+ Will improve the quality of existing housing in the Priority Area and provide an improved housing mix.	High	Plan area	Long term	Permanent	Extend group repair to Bradley Hall Road properties (subject to availability of funding).	++
	- Some housing in poor condition has been excluded from group repair especially in the Bradley Hall Road Area so they will remain in poor condition.	High	Within plan area	Long term	Permanent	Property value increases will encourage private investment. Development of equity release products to help provide access to finance for home improvements.	
To promote economic growth and quality employment in inclusive communities.	+ Will improve commercial environment on Scotland Road and better employment opportunities.	High	Within plan area	Medium term	Permanent	Undertake analysis of the employment land need in the Priority Area considering the wider context of employment land needs in Nelson and Pendle.	++
	+ Retains employment at Throstle Nest Mill	High	Beyond plan area	Long term	Permanent		
	+ Will provide better quality new employment land than Riverside Mill site.	Medium	Beyond plan area	Long term	Permanent		
	--? Reduces the area of employment land in the Priority Area with the use of a designated employment site (Riverside Mill) for housing	Uncertain	Beyond plan area	Long term	Permanent		
To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.	+Improvements to the Walverden Water corridor will enhance the quality of the river.	High	Beyond plan area	Long term	Permanent	Require development on the Riverside Mill site to improve the Walverden Water corridor by removing culverts and walled banks as well as requiring rigorous environmental management plans for work near the river that ensure protection of water resources from pollution.	++
	-Development on the Riverside Mill site will encourage development on the Walverden Water banks and can pollute the river and damage its ecological value and environment.	Uncertain	Beyond plan area	Short term	Permanent		
	- The redevelopment of the Youth Centre site for a mixed use scheme could disturb and destroy important archaeological remains.	Uncertain	Within plan area	Short term	Permanent	Require archaeological assessment of the Youth Centre site ahead of development of the site.	
	+ This option promotes new build housing on part of Hendon Brook Culvert that will	High	Within plan	Short term	Permanent		

SA Objectives	Sustainability Appraisal Issues Positive (+) Negative (-) and unknown (?) points	Impact Significance (read in conjunction with Appendix 10)				Can negative impacts be mitigated?	Residual Impact
		Probability	Scale	Timing	Reversibility		
	restrict access to the brook. However this option promotes the opportunity for overall better access than current to the brook.	High	area Beyond plan area	Short term	Permanent		
To encourage community cohesion.	+ Provides better links between the segregated communities to the east and west of the Walverden Water.	Medium	Within plan area	Long term	Permanent	It is impossible to prevent disruption of the community if clearance is going to occur. Without some clearance many of the objectives of the AAP and the SA would not be achieved. Disruption can be minimised by actively helping the population who live in cleared properties to remain in the area if they want to. Where housing is to be redeveloped there will need to ensure that existing community networks are maintained as and where possible. Additionally, ensure there is sufficient affordable housing to meet demands of the community especially those who have lost their home to clearance.	++
	+ Provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.	Medium	Beyond plan area	Long term	Permanent		
	- Although clearance of housing has been much reduced from strategic options 2 and 3, this option may still result in challenges in maintaining communities and promoting community cohesion.	Medium	Within plan area	Short term	Permanent		
To protect and enhance the environment and make the most effective use of non renewable resources.	+Improvements to the Walverden Water corridor will enhance the quality of the river.	High	Within plan area	Long term	Permanent	Strive to implement Ecohomes standard good / very good for all new build to improve energy efficiency.	++
	+ Provision of new open space that will improve the environment.	High	Within plan area	Long term	Permanent		
	+ Makes the most of existing resources and land by improving current housing stock and use of Brownfield land.	High	Within plan area	Short term	Permanent		

SA Objectives	Sustainability Appraisal Issues Positive (+) Negative (-) and unknown (?) points	Impact Significance (read in conjunction with Appendix 10)				Can negative impacts be mitigated?	Residual Impact
		Probability	Scale	Timing	Reversibility		
	- Providing new build housing resource intensive.	High	Beyond plan area	Short term	Permanent		

Cumulative Impacts

10.5 The cumulative impacts of the preferred option are considered in table 10.4.

Table 10.4 Cumulative impacts of the Preferred Option

Cumulative Effect	Affected Receptor	Impact	Cause
Water pollution	Hendon Brook	--	Construction of buildings close to the banks of water courses runs the risk of water pollution.
Water pollution	Walverden Water	--	Construction of buildings close to the banks of water courses runs the risk of water pollution. This is especially an issue for Walverden Water as it is close to the Riverside Mill site which could be contaminated and cleaning this site could contaminate surface run off that flows from the site to the river.
Improved environmental quality	Walverden Water	++	Environmental improvements along the Walverden Corridor will improve the overall environmental quality not just in this stretch of the river but also downstream.
Flooding	Upstream of Hendon Brook and up and downstream of Walverden Water.	-	Culverted water courses are vulnerable to blockage that would cause up and downstream flooding. Risk of blockage will increase in the short term while construction of buildings takes place close to the river banks. However, redevelopment of currently developed land for new open space along parts of Walverden Water is likely to reduce the long term risk of flooding, as open space is likely to increase surface drainage.
Employment land	Bradley/Nelson population	-	Loss of employment land at Riverside Mill.
Employment infrastructure	Bradley/Nelson population	+	Creation of new employment land and infrastructure on Bradley Hall Road. Retention of all or most of Throstle Nest Mill for employment.
Resource use	Worldwide	--	Construction of new houses will use material and energy.
Community cohesion	Bradley/Nelson population	++	Creation of a more diverse house mix could attract new ethnic groups into Bradley and Nelson and create a more balanced and cohesive community for the area.
Energy conservation	Worldwide	++	Group repair for properties will improve their energy efficiency. Construction of new properties provides the opportunity to provide more energy efficient houses to Ecohomes standard.

Mitigation

- 10.6 Table 10.3 demonstrates that the negative impacts can be mitigated to give a positive residual impact for all of the SA objectives. Even if negative impacts occur, where the option does not result in an overall negative score, it is important that these likely negative impacts of the preferred option are mitigated so the minimised residual impact can be achieved. Additionally, aspects of the preferred option with a negative score can still be considered but it is essential that mitigation measures are used to minimise their impact. Potential mitigation that could reduce or compensate for the adverse effect of the preferred option is outlined in further detail in table 10.5.

Table 10.5 Proposed Mitigation

SA Objective	Negative Impact	Mitigation
To foster a sustainable community.	-? A more sustainable housing market driven by clearance and new build could have affordability implications for those decanted.	Ensure there is sufficient affordable housing to meet demands and provide adequate compensation for decanted population.
	-? Reduces the area of employment land in the Priority Area.	Undertake analysis of the employment land need in the Priority Area considering the wider context of employment land needs in Nelson and Pendle.
	-? Development on the flood plain could be unsustainable in the context of increased flood risk in the future. Without a more detailed Flood Risk Assessment it is difficult to determine the true flood risk (see Appendix 6 for further details).	<p>Complete a Flood Risk Assessment.</p> <p>The following mitigation may be required to minimise flood risk (recommendations in the FRA by JBA consulting see Appendix 6 – Further FRA will be required if preferred option is taken forward):</p> <ul style="list-style-type: none"> • Clear the river channel of debris and trees. • Remove the sluice structure. • Finished floor levels of development should not be less than 124.4 mAOD in the vicinity of the upstream reducing to 124.1 mAOD at the downstream. • Road levels should match the ground levels described above. • The gap in the wall on the right bank in the location of the sluice structure should be retained and the ground behind retained at existing levels. • The external wall of the western mill building bounding the right bank of the

	-- Flood risk could be increased upstream and downstream of the Walverden and Hendon Brook due to culvert blockage during building works on the banks of these rivers.	<p>watercourse should be retained to a height of 124.4 mAOD at the upstream end and to 124.1 mAOD at the downstream end.</p> <ul style="list-style-type: none"> The ground behind the right bank wall should be backfilled to this level or the wall made structurally suitable as a flood defence wall to withstand the appropriate flood depth. Do not develop small area of right bank that is at risk of flooding. <p>Require rigorous environmental management plans for work near both rivers that ensures no debris blocks the channels. Also, where appropriate remove culverts or reduce the length of culverts on the Walverden and Hendon and ensure good access to culverts where they remain.</p>
To promote housing choice and create a sustainable housing market.	Some housing in poor condition has been excluded from group repair/facelifting especially in the Bradley Hall Road Area.	<p>Extend group repair to Bradley Hall Road properties (subject to availability of funding).</p> <p>Property value increases will encourage private investment. Development of equity release products to help provide access to finance for home improvements.</p>
To promote economic growth and quality employment in inclusive communities.	Reduces the area of employment land in the Priority Area. This could have unemployment implications for Bradley and Nelson.	Undertake analysis of the employment land need in the Priority Area considering the wider context of employment land needs in Nelson and Pendle.
To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.	Development on the Riverside Mill site and along the banks of the rivers in the Priority Area can pollute the rivers and damage its ecological value and environment. This can affect the quality of the river beyond the Priority Area, especially downstream of the Walverden.	Require rigorous environmental management plans for work near both rivers that ensure protection of water resources from pollution. Additionally require development on the Riverside Mill site to improve the Walverden Water corridor by removing culverts and walled banks.
	The redevelopment of the youth centre site for a mixed use scheme could disturb and destroy important archaeological remains.	Require archaeological assessment of the Youth Centre site ahead of development of the site.
To encourage community cohesion.	<p>Although clearance of housing has been much reduced from some of the earlier strategic options, this option will still result in communities being broken up.</p> <p>This is somewhat tempered as provision of a more varied mix of</p>	<p>Disruption can be minimised by actively helping the decanted population to remain in area if they want to.</p> <p>Where housing is to be redeveloped there will need to ensure that existing community</p>

	property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.	networks are maintained as and where possible. Additionally, ensure there is sufficient affordable housing to meet demands of the community especially those who have lost their home to clearance.
To protect and enhance the environment and make the most effective use of non renewable resources.	Providing new build housing is resource intensive.	Materials should be reused as far as possible to minimise resource use. To compensate for resource use new homes should aim to be of EcoHomes standard 'very good' and micro-generation schemes should be fully investigated and implemented where appropriate.

Securing Positive Impacts

10.7 It is important that positive impacts for the preferred option are secured. The main positive aspects of the preferred option include:

- Facelifting / group repair will improve the appearance and the quality of the housing in the area that could contribute to improvement of the housing market.
- Providing land for new build housing will provide the opportunity to provide a better mix of house types that will contribute the transforming the housing market.
- Provision of new employment land on Bradley Hall Road away from the Riverside Mill site will provide better quality new employment land and promote economic growth and employment opportunities.
- Facelifting / group repair of the properties on Scotland Road and general environmental improvements in the Priority Area will encourage business to locate in the area and enhance employment opportunities. Enhancements to existing employment sites, e.g. Throstle Nest Mill, will also be important.
- Increasing the open space in the area will improve environmental quality of the Priority Area.
- Environmental improvements (planting, removal of debris and litter) along the Walverden Water corridor will enhance the quality of the river and improve environmental quality of the Priority Area and the river downstream.

- Facelifting and group repair and use of Brownfield land makes the most of existing resources and reduces the environmental impact of the masterplan.
- By developing Riverside Mill site for residential and open space provides better links between the segregated communities of Fleet Street area and Regent Street area that will promote community cohesion.
- Provision of a more varied mix of property types and better quality environment will help retain members of the community in the area who otherwise may leave the area to acquire more aspirational housing types. Additionally, a more varied mix of property types may entice a wider range of demographic, ethnic and income groups to Bradley. This will contribute to better community cohesion in the Priority Area and within the wider Bradley area.
- This option promotes the opportunity for overall better access to the Hendon Brook (currently completely culverted for its whole length in the Priority Area) and to improve the environmental quality of the Hendon and Walverden by removing culverts and walls and restoring more 'natural' river banks.

10.8 Some positive impacts will emerge due to mitigation. These impacts are less likely to be secured if there is nothing in place to enforce it. Positive impacts could be secured through contract such as planning obligations/section 106 agreements. This needs to be in line with the powers and capabilities of Pendle Borough Council.

Non Spatial Recommendations

10.9 As discussed in section 3 of this document there are a series of themes that the plan will not spatially influence, but as part of the implementation of the Bradley Area Action Plan can be made more sustainable. These themes include:

- Community facilities
- Education and skills
- Health
- Transport
- Crime and community safety

10.10 When making these themes more sustainable, it is important to consider what can be delivered in terms of the spatial context of the emerging Bradley Area Action Plan, as well as the baseline situation and the sustainability problems in the Priority Area. Considering these issues, the recommendations for each of these themes are given in Table 10.6 below.

10.11 These recommendations should be secured as a direct consequence of the implementation of the plan through section 106 agreements or council initiatives.

Table 10.6 Sustainability recommendations for the non spatial emerging Bradley Area Action plan themes

Theme	Recommendations
Community facilities	There are no current access problems for community facilities in the Priority Area. However, the opportunity should be taken to improve the quality of community facilities that support community in the Priority Area as part of the implementation of the emerging Bradley Area Action Plan to ensure they will be sustainable. Details of the improvements for community facilities should be determined in consultation with the community to determine needs.
Education and skills	Education and skills provision can be improved in the Priority Area by encouraging employers occupying new employment land or those employers benefiting from the implementation of the Area Action Plan to improve the skills of their employees through the offer of training programmes. There are two schools in the Priority Area. The opportunity should be taken to improve the quality of the schools as part of the implementation of the emerging Bradley Area Action Plan to ensure it will be able to sustain future needs of the community in the Priority Area.
Health	Although there are not any health facilities in the Priority Area, the opportunity should be taken to improve the quality of the living environment in the Priority Area as part of the implementation of the emerging Bradley Area Action Plan.
Transport	The implementation of the emerging Bradley Area Action Plan should contribute to the delivery of sustainable travel by including provisions for cycling such as secure cycle storage and promote walking and public transport through provision of safe pathways and bus shelters. Additionally the implementation of the emerging Bradley Area Action Plan should be supportive of the proposed cycle route extensions along Bradley Hall Road and Leeds Road as these will significantly contribute to sustainable transport in the Priority Area.
Crime and community safety	The implementation of the emerging Bradley AAP should limit crime and promote community safety in the Priority Area by ensuring new and existing open spaces and public areas are safe, well lit and well managed.

Conclusion

- 10.12 The strategic options examined the reasonable options available for the renewal of the housing market in the Bradley Priority Area. Of the three first strategic options, no one option clearly stands out as a clear sustainable solution to the issues in Bradley. The preferred option that has emerged combined the most sustainable components of the strategic options.

- 10.13 The preferred option largely has a positive impact on the SA objectives. The components of the plan that contribute to the positive impacts should be secured as priorities.
- 10.14 Although the emerging AAP has a spatial focus, it should have positive impacts on non spatial themes within and related to the Priority Area. These have been recommended in this report and should be secured in the implementation of the AAP.
- 10.15 There are some potential negative impacts that could arise from the development. The majority of these potential impacts can be mitigated to have an overall positive impact on the SA objectives. For all aspects of the plan that could have negative impacts mitigation should be secured by planning conditions or section 106 agreements.
- 10.16 Two issues of particular importance are community cohesion and the delivery of employment land. To promote community cohesion in the Priority Area regard will need to be had as to establishing an appropriate mix of house types and tenure through new development. Where housing is to be redeveloped there will need to ensure that existing community networks are maintained as and where possible. With regard to employment land, the loss of employment land in the AAP area needs further analysis to assess the impact of the proposals in the preferred option.

11 MONITORING (Task B6)

- 11.1 The SA framework in Appendix 5 provides a base from which a monitoring system can be developed. The indicators for each SA objective should be monitored and compared to the baseline situation to determine if the plan has had a positive or negative impact on the baseline. The impact should also be considered alongside the targets for each indicator and the baseline situation at other locations or more strategically (regionally or nationally) if this is appropriate.
- 11.2 It is also important to consider the predicted impact of the selected option to determine if the predicted impact during the SA process initially was correct. Once this has been determined further investigation can take place to rectify any adverse impacts and to further enhance positive impacts.
- 11.3 Both qualitative and quantitative analysis should be used in determining the performance of key indicators to enhance understanding of the situation. It is important that clear causal links are made between the indicators and the plan, as indicators can be influenced by a variety of factors.
- 11.4 It is not necessary that all the indicators in the SA framework are used, but rather key indicators for each objective that can be or that are already being monitored. Pendle BC will consider all the indicators in the SA framework and draw a selection of indicators for each objective that will form the monitoring framework. The indicators selected will be readily monitored by the Council or another body to ensure an effective monitoring framework is built. The framework should include:
- Indicator to be monitored for each objective;
 - Baseline situation/trend;
 - Targets and thresholds to trigger remedial action;
 - Who will monitor it;
 - When it will be monitored;
 - Links to other monitoring frameworks of other plans;
 - Organisational arrangements to ensure monitoring will be ongoing; and,
 - Reporting system that feeds back into the plan.
- 11.5 Table 11.1 contains a draft SA monitoring framework for the Bradley preferred option. This will be completed by Pendle Borough Council to ensure the SA monitoring framework is developed will be feasible in terms ensuring the resources are available to meet data collection requirements for each indicator and to allocate departments / individuals to collect the data. At this stage the monitoring framework does not have to

be concrete (the final monitoring framework is produced as part of stage E of the SA guidance) but it should still be well informed.

Table 11.1 Draft SA Monitoring Framework for the emerging Bradley AAP

SA Objective	Indicator	Data Source (to be completed)	Collection period / date and person (to be completed)
1 To foster a sustainable community.	IMD for education, health, access, income and employment (SOAs in the Priority Area)		
	Access to services (distance) in the Priority Area for: <ul style="list-style-type: none"> • GP • Primary school • Post office • Supermarket 		
	Road accidents in the Priority Area Number of Killed / Seriously Injured on the road in the Priority Area		
	Crime in the Priority Area: <ul style="list-style-type: none"> • Burglary • Vehicle crime • Juvenile nuisance • Robbery 		
2 To promote housing choice and create a sustainable housing market.	Average property price in the Priority Area <ul style="list-style-type: none"> • All properties • Terrace 		
	Number of dwellings not meeting decent homes standard in the Priority Area		
	Number of vacant dwellings in the Priority Area		
	House mix in the Priority Area - % <ul style="list-style-type: none"> • Detached • Semi Detached • Terrace • Flats 		
	% households suffering from overcrowding in the Priority Area		

SA Objective	Indicator	Data Source (to be completed)	Collection period / date and person (to be completed)
3 To promote economic growth and quality employment in inclusive communities.	Area of employment land in the Priority Area: <ul style="list-style-type: none"> Occupied Unoccupied 		
	Business VAT registrations and survival rate after 12 months in the Priority Area		
	Unemployment in the Priority Area		
4 To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.	Area of contaminated land / derelict land in the Priority Area		
	Area of open space and its condition in the Priority Area		
	Length of new footpaths along rivers in the Priority Area		
	% of the community within 400m of open / green space in the Priority Area		
	Number of historic buildings restored / improved in the Priority Area		
5 To encourage community cohesion.	Number of people leaving / moving into the Priority Area		
	% of the community who want to move in the Priority Area		
	% of the community who are aware of new local initiatives in the Priority Area		
6 To protect and enhance the environment and make the most effective use of non renewable resources.	% of new dwellings meeting Ecohomes standard 'very good' in the Priority Area		
	Length of river culverts in Bradley Action Area in the Priority Area		
	% of developments on previously developed land in the Priority Area		
	Length of environmental improvements along river banks in the Priority Area		
	Number of projects with planning obligations to build in features of geodiversity / biodiversity.		

12. NEXT STEPS

Introduction

- 12.1 In order to complete the Sustainability Appraisal process, Stage D, consultation on the SA report and the preferred options report, and Stage E, monitoring and implementation of the masterplan, have to be completed. The tasks required for each stage are included in Table 12.1.

Table 12.1 Tasks to be completed for Stage D and Stage E of Sustainability Appraisal Process

Stage D: Consulting on the preferred options of the DPD and SA Report
D1: Public participation on the preferred options of the DPD and the SA Report.
D2(i): Appraising significant changes.
D2(ii): Appraising significant changes resulting from representations.
D3: Making decisions and providing information.
Stage E: Monitoring the significant effects of implementing the DPD
E1: Finalising aims and methods for monitoring.
E2: Responding to adverse effects.

Consultation, Appraising Changes to the Plan and Monitoring

- 12.2 This Sustainability Appraisal Report will be consulted on alongside the consultation on the Preferred Option Report.
- 12.3 After consultation a revised SA report will be completed that will include:
- Details of the consultation of the preferred option and SA report and the outcomes of the process;
 - It will outline changes made to the preferred option as a consequence of consultation and it will appraise these changes using the SA process;
 - Details of how the monitoring framework will be implemented in terms of when where and who will monitor each indicator; and,
 - Details of how adverse impacts of the plan have been dealt with once the plan has been implemented.

Subsequent Assessment

- 12.4 This Sustainability Appraisal has been undertaken for the masterplanning process and the preferred option for the Bradley AAP. The masterplanning process has resulted in the development of a 'preferred' spatial plan and vision, incorporating proposed land use changes, new infrastructure requirements and changes to the housing stock. This Sustainability Appraisal has been completed considering this scope.

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اگر آپ اس دستاویز کو بڑے پرنٹ، بریلی، آڈیو کیسٹ پر یا کسی دوسری زبان میں لینا چاہیں تو براہ مہربانی ہم سے رابطہ قائم کریں، اور جہاں بھی ممکن ہو ہم آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں گے۔



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