

Local Development Framework for Pendle



Bradley Area Action Plan DPD



Sustainability Appraisal Report Non-Technical Summary



January 2010



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Introduction

Pendle Borough Council has produced an Area Action Plan to guide the regeneration of part of the Bradley Ward in Nelson. It is essential when producing planning documents such as an Area Action Plan that the effect of the plan on the environment and people's quality of life, both now and in the future is considered. Therefore a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) have been carried out in conjunction with the production of the Area Action Plan to make sure that relevant social, environmental and economic issues are taken into account at every stage in the process.

Carrying out a Sustainability Appraisal is a lengthy process and the completed report is over 100 pages long. The purpose of this Non-Technical Summary is to provide a short summary of how the Sustainability Appraisal has been developed and how sustainability considerations have been incorporated into the Area Action Plan. The Sustainability Appraisal and Non-Technical Summary are supporting documents for the Area Action Plan which will be the subject of an Examination in Public by an independent Planning Inspector to decide whether the plan can be adopted by Pendle Borough Council.

The Bradley Area Action Plan – Progress to Date and Next Steps

BDP Planning was commissioned by Pendle Borough Council to produce a masterplan for the Bradley Priority Area in Nelson to guide the regeneration of the area. The masterplan formed the issues and options stage of the preparation of the Area Action Plan and was produced in conformity with relevant regulations.

The local community and other interested parties have been consulted during the production of this Area Action Plan at both the statutory Issues and Options and Preferred Option stages. Pendle Borough Council has now produced its Publication version of the Area Action Plan which it considers to be the final plan for the area. This will be the subject of a further period of consultation before it is submitted to the Planning Inspectorate for an Examination in Public. Based upon the outcome of the Examination in Public and the subsequent report by the Planning Inspector, it is then intended that the Area Action Plan will be adopted by Pendle Borough Council to help support the regeneration of the Bradley area.

The Sustainability Appraisal Process

There is a requirement under the Town and Country Planning (Local Development) (England) Regulations 2004 as amended to undertake sustainability appraisal of certain planning documents, and in addition, local planning authorities must also comply with European Union Directive 2001/42/EC, which requires formal Strategic Environmental Assessment of certain plans and programmes where it is considered that they will have a significant environmental impact.

The purpose of sustainability appraisal, which can, as in the case of the Bradley AAP Sustainability Appraisal, incorporate the requirements of the Strategic Environmental Assessment directive, is to consider the social, environmental and economic effects of the strategies and policies contained in a planning document from the start of the preparation process. The aim of this is to ensure that all decisions are made in accordance with the principles of sustainable development.

Government guidance sets out a five stage approach to undertaking a Sustainability Appraisal for Development Plan Documents such as Area Action Plans, which are as follows:

Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope

Stage B – Developing and refining options and assessing affects

Stage C – Preparing the Sustainability Appraisal Report

Stage D – Consulting on the preferred options of the DPD and SA Report

Stage E – Monitoring the significant effects of implementing the DPD

The information below sets out how the Bradley Area Action Plan has been developed through the stage-by-stage sustainability appraisal process:

Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope

- A scoping report to propose and agree the sustainability appraisal methodology and collate the information needed to carry this out was produced in February 2006. The report was sent to a number of consultees to gain their views on how the sustainability appraisal should be carried out.
- Baseline information, from a variety of reports and sources of statistical information, was gathered and this was used to help set the objectives for the masterplan / Area Action Plan.
- A set of draft Sustainability Appraisal objectives was produced based on the baseline information collated and the consultation responses received. These objectives (below) provided a basis to assess whether the different options to be produced for regeneration in Bradley are sustainable:
 1. To foster a sustainable community
 2. To promote housing choice and create a sustainable housing market
 3. To promote economic growth and quality employment in inclusive communities
 4. To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community
 5. To encourage community cohesion
 6. To protect and enhance the environment and make the most effective use of non-renewable resources

Stage B – Developing and refining plan options and assessing affects

The 11 objectives of the Bradley Area Action Plan objectives (below) were then tested against the 6 Sustainability Appraisal objectives (outlined in Section A) to understand if they were compatible. By comparing these objectives it was possible to highlight any key issues which would need to be considered in developing different regeneration objectives for the Bradley area.

Bradley Area Action Plan Objectives:

Economic

1. Transform the housing market in terms of housing types, tenure and quality
2. Maintain and enhance the local shopping and business offer within the Priority Action Area, link local residents to job opportunities and improve the local skills base
3. Facilitate the redevelopment of Riverside Mills site

Social

4. Improve local access to services and facilities, including publicly accessible open space and appropriate play facilities
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 space and improvements to the river corridor
8. Improve the environmental quality of Scotland Road (A682) and Leeds Road (A56) – 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
11. Adapt to and reduce contribution to climate change and, in particular flood risk

Generally there was little conflict which emerged from the cross-comparison of the Sustainability Appraisal and Area Action Plan objectives. The only two significant conflicts which needed to be considered when drawing up regeneration options were:

- 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.

Three strategic options were then developed to represent alternative strategies for the renewal of the housing market in the Priority Action Area:

Option 1 – Minimum Intervention

Option 2 – Medium Intervention

Option 3 – Maximum Intervention

These three options were then appraised against the 6 Sustainability Appraisal objectives so that, together with the consultation responses received, the best option could be chosen. All of the strategic options were considered to have positive and negative impacts. Therefore a fourth option was developed which combined the most positive impacts of the original three options and this was subject to public consultation in June 2006. The plan was then refined further to become the AAP Preferred Option.

Stage C – Preparing the Sustainability Appraisal Report

The Preferred Option plan that had been developed was then appraised against the Sustainability Appraisal objectives developed at Stage A. This showed that the option would have both negative and positive impacts, as outlined in the table below, however it was determined that the negative impacts would be outweighed by the positive impacts.

Table 1: Summary of the main positive and negative impacts of the Preferred Option

	Positive	Negative
Preferred Option	<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• Develops a site for residential use that is potentially at risk of flooding• Loss of employment land (Riverside Mill & Throstle Nest Mill)

Stage D – Consulting on the preferred options of the DPD and SA Report

Statutory public consultation on the Preferred Option draft of the Area Action Plan took place between February 18th and March 31st 2008.

The Sustainability Appraisal Report which documents all of the previous stages of the Sustainability Appraisal / Strategic Environmental Assessment process was a key supporting document which was also subject to consultation. Comments on the Area Action Plan Preferred Report and the Sustainability Appraisal were considered by Council Committees between October – December 09.

The Bradley Area Action Plan has now reached the Publication stage and will be the subject of a final round of public consultation. In light of the comment received at the Preferred Option stage very few changes have been made to the Publication Area Action Plan. As a result a further full Sustainability Appraisal is not required. However specific comments were made about the Sustainability Appraisal at the Preferred Option stage and there have been considered and addressed in an annexe to the full Sustainability Appraisal report. The changes that have been made to the Sustainability Appraisal report do not impact upon its overall integrity and to not require changes to the Area Action Plan proposals map. However, the representations made have informed the policy section of the Area Action Plan, primarily through the inclusion of a detailed flood risk mitigation policy.

Stage E – Monitoring the significant effects of implementing the DPD

It is important that a monitoring framework is put in place to assess the effects of implementing the Area Action Plan. This is an integral part of the preparation of the Area Action Plan and the Sustainability Appraisal process. Monitoring can assess whether the regeneration undertaken in Bradley is sustainable in practice and this assessment in turn can inform future policies and strategies which are produced for the area. The full Sustainability Appraisal report includes, at Appendix 5, a framework from which a monitoring system can be developed. This framework includes a variety of indicators which can be used to measure progress in the regeneration of the area.

Further Information:

Both the full Sustainability Appraisal report and the Bradley Area Action Plan it supports are available to view on Pendle Borough Council's website at www.pendle.gov.uk/bradleyconsultation

The public consultation on the Area Action Plan runs between Friday 6th August 2010 and Monday 20th September 2010. More information about how you can make comments on the plan is available at the web address above.

More information about the role of Sustainability Appraisals in the planning process is available in the Town & Country Planning Association's Guide to Sustainability Appraisal, available at the following web address: www.entecuk.com/downloads/sustain.pdf

Contacts:

If you have any queries about any of the information included in this summary, please do not hesitate to contact the Housing Regeneration Team using the contact details on the following page.

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