

Bradley Area Action Plan

Sustainability Appraisal Report Annex

Prepared by Pendle Borough Council
April 2009



INTRODUCTION

This document forms an annex to the full Sustainability Appraisal Report published for consultation at the Preferred Option stage of the Bradley Area Action Plan (AAP). This annex has been written to support the publication Bradley AAP.

Government Guidance on the '*Sustainability Appraisal of RSSs and LDDs*¹' states that following the public participation at the Preferred Option Stage (Stage D1) any significant changes arising as a result of the representations should be appraised (Stage D2). (Table 1 below outlines the key stages of the Sustainability Appraisal process).

Following the public participation on the Bradley AAP Preferred Option Report and the accompanying Sustainability Appraisal Report very few changes have been made to the publication AAP. As a result a further full Sustainability Appraisal is not required. However, specific comments were made regarding the Sustainability Appraisal in the Preferred Option representations and these need to be considered and addressed.

The purpose of this report is to show how the representations have been addressed. This annex should be read in conjunction with the full Sustainability Appraisal report published in February 2008 as it presents a series of tables from that report which have been revised in response to the representations received.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005

Table 1: Compliance with the stages of ODPM Guidance on '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.	Sustainability Appraisal Report – Section 5
B2: Developing the DPD options.	Sustainability Appraisal Report – Section 6
B3: Predicting the effects the DPD.	Sustainability Appraisal Report – Section 9
B4: Evaluating the effects of the DPD.	Sustainability Appraisal Report – Section 10
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	Sustainability Appraisal Report – Section 10
B6: Proposing measures to monitor the significant effects of implementing the DPDs.	Sustainability Appraisal Report – Section 11
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing the SA Report.	Sustainability Appraisal Report, Feb 2009
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.	Undertaken Feb/March 2008
D2(i): Appraising significant changes.	Current Stage
D2(ii): Appraising significant changes resulting from representations.	Current Stage
D3: Making decisions and providing information.	
Stage E: Monitoring the significant effects of implementing the DPD	
E1: Finalising aims and methods for monitoring.	From 2010

KEY SUSTAINABILITY ISSUES RAISED IN THE REPRESENTATIONS AT THE PREFERRED OPTIONS STAGE

The representations made in relation to the Sustainability Appraisal are outlined in the Preferred Option Consultation Report which forms part of the Consultation Statement. The Preferred Option Consultation Report also summarises how the representations have been addressed in this annex and in the publication AAP (*where appropriate*).

The majority of the comments made regarding the Sustainability Appraisal came from the Environment Agency in relation to Walverden Water, Hendon Brook and the flood risks which they present. Following the Preferred Option consultation further work has been undertaken on the flood risk issues. This has helped to overcome many of the points raised.

Specific comments were also made by the Council for British Archaeology NW regarding the Sustainability Appraisal Framework.

In light of these comments, what follows is a series of revised tables which supersede those presented in the SA report published in February 2008. **For means of easy cross-referencing, these are:**

Table no	Title	Page(s) in Sustainability Appraisal Report, Feb 2008
Table 4.1	Review of key baseline features from the Bradley Priority Area	p. 15-19
Table 4.2	Sustainability Issues and problems in Bradley Relevant to the AAP	p. 33-35
Table 4.3	Criteria/Issues to be considered for each National Sustainability Objective within the scope of the Bradley Priority Area	p. 36-37
Table 6.1	Significance of Conflicting SA and AAP Objectives	p. 43-45
Appendix 8	Option Appraisal Matrix	Appendix 8
Table 9.2	Option Appraisal against the SA Objectives	p. 64
Table 10.2	Appraisal of the Preferred Option against the Sustainability Appraisal Objectives	p. 74
Table 10.3	Appraisal and residual impact of the Preferred Option	p.75
Table 10.5	Proposed mitigation	p.80

Changes to the tables below are highlighted using red text.

AMENDED TABLES

Table 4.1: Review of key baseline features from 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	<p>The Walverden Water 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.</p> <p>Development sites will need to be allocated in accordance with the Pendle Strategic Flood Risk Assessment, applying the Sequential Test and the Exception Test as appropriate.</p>
River culverts and walled banks	The river banks of Walverden Water 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
Derelict Sites	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.
Contaminated Land	There are no sites the have been confirmed to be contaminated. The former Riverside Mill site that is now derelict could be potentially contaminated.
Green space / Parks / Allotments	Indices of Deprivation (IoD) (2004) score for 'Physical Environment' puts Bradley Ward in the worst 2%. The 2007 IoD update shows that 3 of the 4 Bradley SOA's are ranked amongst the worst 1.5% in the country in the

	<p>Living Environment Domain. 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. The Pendle Open Space Audit (Pendle Council, 2008) identifies that the Bradley ward is deficient in many types of open space including park land and equipped areas for play.</p>
<p>Play spaces / equipment</p>	<p>On the green space at Hey Street is an equipped play space. There are no other play spaces in the Priority Area.</p>
<p>Archaeological sites</p>	<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 archaeological interest in Lancashire Historic Town Survey for Nelson.</p>
<p>Landmark and/or Historic buildings</p>	<p>Figure 4.3 shows there are 9 landmark and / or historic buildings in the Priority Area. A brief review is given below.</p> <p>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.</p> <p>Baptist Chapel on Elizabeth Street which is now used as a builders' merchants.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Throstle Nest Mill on Bankhouse Road lies at the heart of this area. This cotton spinning and weaving mill was built pre 1844.</p> <p>The Bradley School built in the 1890-1910 period has splendid stone buildings that provide a strong feature in the locality.</p>

Social		Source
Education	<p>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.</p>	Lancashire County Council Maps and Related Information Online (LCC MARIO)
Crime	<p>Crime rates for Bradley Ward per 1000 population are as follows:</p> <p>Total recorded crime 154.1</p> <p>Serious Violent Crime 20.2</p> <p>Other Violent Crime 19</p> <p>All Criminal Damage 34.1</p> <p>Domestic Burglaries 24.8 (per 1000 households)</p> <p>Vehicle crime 11</p> <p>All deliberate fires 10.7</p> <p>Vehicle fires 0.9</p> <p>Priority Area level data is not available.</p>	LCC MARIO
Road accidents	<p>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.</p>	LCC MARIO
Access to services	<p>Bradley Ward scores in the best 10% of the country for access domain in the Index of Deprivation (2004) and in the IoD 2007 update. This indicates there is good access to services.</p> <p>In terms of off road footpaths and cycle lanes there is no provision in the Priority Area.</p>	Index of Deprivation (IoD) 2004 & 2007
Housing – Historic context and condition	<p>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.</p> <p>Almost all of the properties conform to the 1864 house</p>	Intensive Historic Assessment of Bradley Priority Action Area.

	<p>construction bye-laws that specified space standards between properties and no back to back properties.</p> <p>In Bradley Ward the number of dwellings unfit for habitation is as follows:</p> <p>Owner occupiers 20%; housing association 5%; private rental 43.1%</p> <p>There are 272 dwellings vacant (13.3%) with a housing mix of:</p> <p>Detached 5%</p> <p>Semi Detached 20%</p> <p>Terrace 69%</p> <p>Flats 6%</p> <p>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 west of Bradley Hall Road.</p> <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>Nelson ADF, 2004</p> <p>PBC, 2005</p>
<p>Health</p>	<p>General health in Bradley Ward is as follows:</p> <p>24.34% fairly good</p> <p>60.82% good</p> <p>14.85% not good</p> <p>Bradley Ward score for Health on the Index of Multiple Deprivation (2004) is in the worst 3% in the country. The position is almost unchanged in the 2007 update for the 'Health, Deprivation and Disability domain'</p> <p>Incapacity benefit claimancy as a % of the 16-64 aged population is 16.4% (2005)</p> <p>Priority Area level data is not available.</p>	<p>LCC MARIO and IMD</p>
<p>Community Facilities</p>	<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.</p> <p>Road distance to GP services in kilometres (2001-3)</p>	<p>IMD</p>

<p>SOAs:</p> <p>E01025181 – 1.24km</p> <p>E01025182 – 0.63km</p> <p>E01025183 – 0.93km</p> <p>E01025184 – 0.66km</p> <p>Road distance to Primary school services in kilometres (2001-3)</p> <p>E01025181 – 0.61km</p> <p>E01025182 – 0.6km</p> <p>E01025183 – 0.37km</p> <p>E01025184 – 0.2km</p> <p>Road distance to Post Office services in kilometres (2001-3)</p> <p>SOAs:</p> <p>E01025181 – 0.57km</p> <p>E01025182 – 0.29km</p> <p>E01025183 – 0.34km</p> <p>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</p> <p>Primary School – 0.6km</p> <p>Local Shops – 0.8km</p>	
<p>Economic</p> <p>Designated employment land Figure 4.6 shows the designated employment land in the Priority Area.</p> <p>Commercial floor space Figure 4.6 shows the commercial floor space for the Priority Area.</p> <p>Industrial / workshop / warehouse floor space Figure 4.6 shows the industrial / workshop / warehouse floor space for the Priority Area.</p> <p>Worklessness The worklessness figure for Bradley ward stands at 28.55% compared to the Pendle average of 18.2% (DWP Working Age Benefits, NOMIS, Aug 2008). (Worklessness is the overall number of working age benefit claimants as a percentage of the working age population)</p>	

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

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 is 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	Nelson Area Development Framework,

thinning out.	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 Fleet Street area community, the Bradley Hall Road area community, the Regent Street area community and the Bankhouse Road community.	Stage 1 Consultation Report, September 2005
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	Stage 1 Consultation Report, September 2005

as well as poor public realm.	
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 structural repairs, electrical work and re-pointing.	Stage 1 Consultation Report, September 2005
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
Hendon Brook (a culverted watercourse) runs through the Bradley Priority Area and joins Walverden Water. The culvert represents a potential floodrisk.	Flood Risk Advice for sites adjacent to Walverden Water, Nelson JBA Consulting (October, 2008)
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

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	Provide suitable land for business development. Improve the gateway approaches to Nelson Town Centre along Leeds Road and Scotland Road.	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	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.	Reduce fear of crime.

<p>To Develop and Maintain an Effective Transport System</p>	<p>Material Assets</p> <p>Human Health</p> <p>Population</p> <p>Climatic Factors</p> <p>Water</p> <p>Air</p>	<p>Increase opportunities for walking, cycling and use of public transport.</p> <p>Reduce the adverse effects of traffic especially the impact of poor air quality and roads accidents.</p> <p>Promote 'Home Zones'.</p>	
<p>To Enhance the Natural Environment</p>	<p>Fauna and Flora</p> <p>Soil</p> <p>Water</p> <p>Air</p> <p>Landscape</p> <p>Human Health</p>	<p>Improve river quality.</p> <p>Improve access to the river.</p> <p>Improve access to and the environmental quality of open land.</p> <p>Protect and enhance natural habitat species.</p> <p>Improved parks and open spaces.</p> <p>Better quality and access to recreation and play facilities.</p> <p>Focusing development away from flood risk areas</p>	<p>Encourage the use of sustainable building techniques and energy efficiency.</p>
<p>To Protect and Enhance the Boroughs Cultural Heritage</p>	<p>Cultural Heritage</p> <p>Material Assets</p> <p>Landscape</p>	<p>Safeguard and enhance areas of historical integrity.</p> <p>Reflect cultural diversity.</p> <p>Safeguard and enhance areas of important townscape value.</p> <p>Maintain and enhance the condition and status of key / landmark buildings in the area.</p>	<p>Improve quality of design for new developments.</p>

To Protect Our Natural Resources	Fauna and Flora	Focus new development on previously developed land.	Promote and educate the use of sustainable construction techniques.
	Soil	Make the most effective use of Brownfield land.	Increase energy efficiency of new and existing housing and promote Ecohomes standard 'very good' for new development.
	Water		
	1. Air		
	Material Assets		
	Climatic Factors		
	Landscape		

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>	<p>Redevelopment of the Riverside Mill site provides the opportunity to provide land for open space, housing and employment that will make the area more sustainable.</p> <p>The Pendle Strategic Flood Risk Assessment (SFRA) (Entec, 2006) does identify flood risk issues on the Riverside Mill site, with part of it identified as Flood Zone 3. The Sequential Test and the Exception Test have been applied when considering the allocation of this site for predominantly residential development. For part a) of the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk. Following further flood modelling work, the Council contends that the site satisfies the requirements both tests. The Environment Agency has also agreed that the site could be developed subject to mitigation measures which will need to be agreed at the detailed planning application stage.</p>	Yes
APP Objective: <i>Facilitate the Redevelopment of Riverside Mill</i> and SA objective <i>To promote economic growth and quality employment in</i>	The Riverside Mill site is designated for employment use in the Local Plan but there is 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	Uncertain

Conflicting Objectives	Significance	Conflict Resolved?
<i>inclusive communities.</i>	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.	
AAP Objective: <i>Facilitate the Redevelopment of Riverside Mill</i> and SA objective: <i>To protect and enhance the environment and make the most effective use of non-renewable energy resources.</i>	<p><i>The redevelopment of the Riverside Mill site presents flood risk issues.</i> The Pendle SFRA identifies that a large part of the site falls in Flood Zone 3 and Flood Zone 2. Applying a sequential approach to the allocation of this site, there are no other comparable vacant sites within the AAP boundary which provide alternative development opportunities of this scale.</p> <p>More detailed flood modelling work for the site, undertaken by JBA consulting, has identified that the true extent of the site in Flood Zone 3a is much smaller than that identified in the SFRA.. The Environment Agency concurred with the findings of the JBA report and agreed that the site could be developed subject to mitigation measures identified in the report being agreed at a detailed application stage.</p> <p>The redevelopment of the Riverside Mill site will bring back into use a brownfield site which has remained vacant and derelict for a number of years.</p>	Yes
APP Objective <i>Transform the housing market in terms of housing types, tenure and quality</i> and SA Objective <i>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
AAP Objective <i>Consider the impact of climate change on flood risk</i> and SA Objective <i>To promote economic growth and quality employment in inclusive communities.</i>	<p><i>Much of the land designated for employment at Riverside Mill site is identified as part of a High Risk Flood Zone (Flood Zone 3) in the Pendle SFRA.</i></p> <p>More detailed flood modelling work for the site, undertaken by JBA consulting, has identified that the true extent of the site in Flood Zone 3a is much smaller than that identified in the SFRA.</p> <p>Flood Risk Vulnerability Classification in PPS25 states that the development of 'less vulnerable' uses (e.g. Buildings used for; offices; general</p>	Yes

Conflicting Objectives	Significance	Conflict Resolved?
	industry; storage and distribution, etc) is appropriate in Flood Zone 3a and Flood Zone 2. Therefore the development of this site for these uses in order to promote economic growth and quality employment would be compatible.	
APP Objective <i>Facilitate the Redevelopment of Riverside Mill</i> and SA objective <i>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
APP Objective <i>Secure the productive use of vacant land and buildings to improve the urban environment</i> and SA objective <i>To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.</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 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.	Yes
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

Options Appraisal Matrix

SA Objectives	Option 1 – Minimum Intervention	Option 2 – Medium Intervention	Option 3 – Maximum Intervention
<p>To foster a sustainable community.</p>	<p>--</p> <p>Change in house stock is not sufficient to promote market change required to create a sustainable housing market. As this is at the heart of the current problems in Bradley Priority Area this option is unlikely to deliver a sustainable community.</p> <p>This option designates the Riverside Mill site to be redeveloped for employment uses. There are questions regarding the suitability of the Riverside Mill site for employment due to its topography and accessibility. The site has been vacant for several years suggesting it is either not required or is unsuitable for the land use it is designated for.</p> <p>Additionally it is questionable that 3.33ha of new employment land in the Priority Area will be sustainable. Currently the Riverside Mill site which is a designated employment site in the Local Plan has been vacant for many years suggesting the area does not require the employment land it already has, to increase the employment land will thus perhaps be unsustainable.</p> <p>Overall -2</p>	<p>+</p> <p>This option creates more housing choice and improves housing stock that will increase demand and prices will help create a more sustainable housing market in the Priority Area. This is supported by this option as it creates more open space and land for employment.</p> <p>--/?</p> <p>Increased house prices could expose the population decanted from the 300 cleared properties to affordability problems as rent / house prices are likely to outstrip compensation for property lost. Additionally it is questionable that the redevelopment of the Riverside Mill site will be sustainable. The site is a designated employment site in the Local Plan but has been vacant for many years suggesting the area does not require the employment land it already has, to increase the employment land will thus perhaps be unsustainable, although there are questions regarding the suitability of the Riverside Mill site for employment.</p> <p>Overall -1</p>	<p>+</p> <p>This option creates more housing choice and improves housing stock that will help create a more sustainable housing market in the Priority Area. This is supported by this option as it creates more open space and land for employment.</p> <p>--/?</p> <p>Increased house prices could expose the population decanted from the 366 cleared properties to affordability problems as rent / house prices are likely to outstrip compensation for property lost. Additionally it is questionable that 5.68ha of new employment land in the Priority Area will be sustainable. Currently the Riverside Mill site which is a designated employment site in the Local Plan has been vacant for many years suggesting the area does not require the employment land it already has, to increase the employment land will thus perhaps be unsustainable, although there are questions regarding the suitability of the Riverside Mill site for employment.</p> <p>Overall -1</p>
<p>To promote housing choice and create a sustainable housing market.</p>	<p>--</p> <p>Proposes to improve quality of some of the properties that will contribute to improving the housing market but not extensive enough considering the baseline stock condition of the housing. Additionally this option does not provide new housing that will promote better housing choice.</p> <p>Overall -2</p>	<p>++</p> <p>This option proposes extensive group repair of properties and proposes 5ha of land for housing development. This will improve the housing quality and provide the opportunity to improve housing choice.</p> <p>-</p> <p>The Strategic Flood Risk Assessment shows the Riverside Mill site and the other proposed housing redevelopments sites close to Walverden Water to be at risk of flooding.</p> <p>Overall 1</p>	<p>++</p> <p>This option proposes extensive group repair of properties (although not as extensive as Option 2) and proposes 5.68ha of land for housing development. This will improve the housing quality and provide the opportunity to improve housing choice.</p> <p>-</p> <p>The Strategic Flood Risk Assessment shows the Riverside Mill site and the other proposed housing redevelopments sites close to Walverden Water to be at risk of flooding.</p> <p>Overall 1</p>
<p>To promote economic growth and quality employment in inclusive communities.</p>	<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. Additionally this option proposes environmental improvements along Walverden Water and creation of 0.79ha of open space. These environmental improvements will encourage business to locate in the area.</p> <p>--</p> <p>This option proposes 3.33ha of new land for employment. The majority of this land is on the former Riverside Mill site. This site topographically will be difficult to develop especially for medium to large scale employment uses. This issue is confirmed by the site being vacant for a number of years.</p> <p>-</p> <p>The Strategic Flood Risk Assessment shows the Riverside Mill site to be at risk of flooding.</p> <p>Overall -2</p>	<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. Additionally this option proposes environmental improvements along Walverden Water and creation of 0.39ha of open space. These environmental improvements will encourage business to locate in the area.</p> <p>-</p> <p>This option proposes 2.1ha of new land for employment. The majority of this land is on the former Riverside Mill site. This site topographically will be difficult to develop especially for medium to large scale employment uses. This issue is confirmed by the site being vacant for a number of years.</p> <p>Overall 0</p>	<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. This option also proposes environmental improvements along Walverden Water and creation of 0.71ha of open space. These environmental improvements will encourage business to locate in the area.</p> <p>Proposes to create 3.81ha of new employment land but excludes the Riverside Mill and Throstle nest Mill sites (although the latter is currently used for employment uses and is not a designated employment site in the Local Plan). Although a designated site for employment in the Local Plan (Riverside Mill), this site topographically will be difficult to develop especially for medium to large scale employment uses and the site has been being vacant for a number of years, perhaps confirming this issue. This option does compensate for this by proposing new employment land at more suitable locations across the Priority Action Area.</p> <p>Overall 2</p>

To safeguard and enhance the natural assets and historic integrity of the area for enjoyment by the whole community.	++	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 0.79ha of new greenspace.	+	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option proposes creation of 0.39ha of new greenspace. It is questionable whether this is sufficient given the lack of greenspace in the Priority Action Area and options 1 and 3 provide significantly more.	++	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option proposes creation of 0.71ha of new greenspace.
	-	In terms of safeguarding historic integrity this option only affects one landmark / historic building which is the former Baptist Chapel on Elizabeth Street that is proposed to be cleared as part of development of the Riverside Mill site for employment uses. The rest of the historic buildings have not been considered by this option and thus not safeguarded or enhanced.	?	In terms of safeguarding historic integrity this option only affects two landmark / historic buildings. The former Baptist Chapel on Elizabeth Street that is proposed to be redeveloped for community use. The former retail store on Elizabeth Street is proposed for facelifting / group repair with the rest of the street. These buildings could be safeguarded and enhanced by the plan although a careful approach would be required to ensure this happens.	?/+	In terms of safeguarding historic integrity this option only affects three landmark / historic buildings. The former Baptist Chapel on Elizabeth Street that is proposed to be redeveloped for community use. The former retail store on Elizabeth Street is proposed for facelifting / group repair with the rest of the street. These buildings could be safeguarded and enhanced by the plan although a careful approach would be required to ensure this happens.
	Overall 1		-	The rest of the historic buildings have not been considered by this option and thus not safeguarded or enhanced.	--	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 and thus not safeguarded or enhanced.
To encourage community cohesion.	++	This option proposes only a small amount of demolition of housing so communities will not be broken up.	--	Clearance may result in difficulties in maintaining current community composition in clearance areas.	--	Clearance may result in difficulties in maintaining current community composition in clearance areas.
	-	This option proposes the Riverside Mill site be developed for employment uses. This will preclude creation of linkages between the currently segregated communities either side of the Riverside Mill / Walverden Water.	++	This option proposes part of the Riverside Mill site be developed for residential 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.	++	This option proposes the Riverside Mill site be developed for residential 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.
	Overall 1		Overall 0		Overall 0	
To protect and enhance the environment and make the most effective use of non renewable resources.	++	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 0.79ha of new greenspace. 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.	++	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 0.79ha of new greenspace. 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.	++	This option proposes environmental improvements along the Walverden Water corridor – the main natural feature in the area. The option also proposes creation of 0.79ha of new greenspace. 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.
	-	By maintaining the current stock of housing does restrict the opportunity to implement energy efficiency measures domestically, e.g. achieving Ecohomes standards.	-	This option proposes 5ha of new build housing. While the development proposed is on previously developed land, clearance and rebuilding is resource intensive.	-	This option proposes 5.68ha of new build housing. While the development proposed is on previously developed land, clearance and rebuilding is resource intensive.
	Overall 1		Overall 1		Overall 1	
Total	-3		0		+3	

Table 9.2: Option Appraisal against the SA Objectives

SA Objective	Option 4 (Draft Final Masterplan)
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 200 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 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 5.42ha of land for new housing development. This will improve housing quality and provide opportunity to improve housing choice.</p> <p>- There are flood risk issues on the proposed housing redevelopment sites. This will not prevent development taking place so long as mitigation measures are put in place.</p> <p>? Some housing in poor condition has been excluded from intervention especially in the Bradley Hall Road area.</p> <p>Overall +1</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>- 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>+ 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>++ 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>-- 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>- This option promotes new build housing on Hendon Brook Culvert. The consent of the Environment Agency will not be forthcoming for any development over the Hendon Brook culvert and development within 8 metres either side will also be restricted.</p> <p>Overall -1</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 1.61ha 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>- 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>
	+1

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 prices 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>- There are flood risk issues on the proposed housing redevelopment sites. This will not prevent development taking place so long as mitigation measures are put in place</p> <p>? Some housing in poor condition has been excluded from intervention especially in the Bradley Hall Road area.</p> <p>Overall 1</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. The consent of the Environment Agency will not be forthcoming for any development over the Hendon Brook culvert and development within 8 metres either side will also be restricted.</p> <p>Overall 1</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>
	+4

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 of sites on the flood plain.	Medium	Within plan area	Long term	Permanent	The Sequential Test and Exception Test have been applied and further flood modelling work has been undertaken. The Council contends that the sites at risk of flooding satisfy the requirements of these tests. The Environment Agency have concurred with the findings of additional flood reports and agree that the sites could be developed subject to the mitigation measures referred to in the reports and to be agreed at the detailed application stage.		

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. Require archaeological assessment of the Youth Centre site ahead of development of the site.	++
	- 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		
	- The APP promotes new build housing on part of Hendon Brook Culvert.	High	Within plan	Long 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		
		High	area Beyond plan area	Short term	Permanent	development over the Hendon Brook culvert and development within 8 metres either side will also be restricted, therefore the layout of development on the sites will need to be designed appropriately.	
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	+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	High	Within	Short	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		
renewable resources.	and land by improving current housing stock and use of Brownfield land. - Providing new build housing resource intensive.	High	plan area Beyond plan area	term Short term	Permanent		

integrity of the area for enjoyment by the whole community.	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.	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 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.</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 networks are maintained as and where possible.</p> <p>Additionally, ensure there is sufficient affordable housing to meet demands of the community especially those who have lost their home to clearance.</p>
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.

IMPLICATIONS OF THE CHANGES

The tables above, from the Bradley AAP Sustainability Appraisal Report (Feb, 2008), have been revised in light of the representations received during the Preferred Option consultation stage of the AAP.

As a result of the additional work that has been undertaken since this consultation period, many of the concerns raised have been addressed and overcome. The changes that have been made to the Sustainability Appraisal report do not impact upon its overall integrity and do not require changes to be made to the AAP proposals map. However, the representations made have helped to shape the policy section of the AAP, primarily through the inclusion of a detailed flood risk mitigation policy.

SUSTAINABILITY APPRAISAL OF THE AAP POLICIES

The publication stage AAP includes a number of policies which will deliver the plan. Each of these policies has been assessed against the Sustainability Appraisal objectives to see if the projected impact of the policy is likely to be negative, positive or neutral. This appraisal is shown below, first as a summary, followed by the more detailed appraisal:

Key

Projected impact of the policy

The scoring system below identifies whether each policy is likely to have a positive, negative or neutral impact on the sustainability objectives of the AAP.

--	Likely to have a very negative impact
-	Likely to have a negative impact
O	Neutral effect - positive elements 'balance-out' negative elements
+	Likely to be a positive impact
++	Moves significantly towards sustainability objectives
?	
	No relationship

Sustainability Appraisal Objectives

- 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 renewable resources.

Bradley Area Action Plan

Sustainability Appraisal Annex - Testing the AAP policies against the SA Framework

AAP Policy	SA Objectives					
	1	2	3	4	5	6
Policy 1 - New Housing Development						
a) New housing development will be developed on Riverside Mill, land adjacent to Throstle Nest Mill and land off Cooper Street.						
b) In the first instance the dwellings provided on the above sites will be replacement dwellings for those cleared within the Bradley AAP area. Additional dwellings will be supported where they can be shown to contribute to the objectives of this AAP.						
c) New housing should be built at a minimum density of 30 dwellings per hectare and help to diversity the local housing stock which is typified by high density, grid-iron pattern of terraced housing. Houses should have gardens and garages or off street parking particularly on the Riverside Mill and the Giles Street area sites. The Cooper Street site will be developed at a higher density as it is a small site which should be designed to provide maximum natural surveillance over the proposed new park area.						
d) An appropriate mix of dwelling size, tenure and type must be provided on each of the sites to help meet the needs identified in the Burnley and Pendle SHMA (Fordham Research, 2008). Developments should therefore contain a high proportion of larger (3+ bedrooms) for both market and affordable housing to help to balance the housing requirements of the Bradley area.						
e) On each site within the AAP area where 15 or more dwellings are to be provided a minimum of 20% of these dwellings should be affordable housing units. In stipulating the provision of a minimum of 20% affordable housing on these sites, Pendle Council is clear that provision will only be required when it does not unduly compromise the viability of bringing the sites forward for development. In cases, where the applicant argues that the provision of a minimum of 20% affordable housing or Section 106 requirements would render their proposed development unviable, they will be required to demonstrate their case to the Council on an 'open-book' basis. In the event that it is demonstrated that it is not viable to provide a minimum of 20% affordable housing a lower proportion (the maximum that can be provided while maintaining viability) should be provided. Pendle Council will employ specialist consultants to provide independent third party advice on development viability. Developers may be required to pay for the cost of this independent assessment.						
f) As a minimum new housing development should achieve Code for Sustainable Homes Level 3.						
g) All new residential development must meet the decent home standard.						
h) Development should use environmentally friendly materials and procedures and must incorporate Sustainable Urban Drainage Systems.						
i) The Council will look positively on any development which achieves high standards of design, security and construction including: Building for Life (Silver), Secured by Design (accredited), Code for Sustainable Homes Level 4 or above, Lifetime Homes Standard.						
j) Proposals must have regard to the characteristics of the surrounding area						
Policy 2 - Flood Risk						
1. To ensure that any redevelopment of the following site allocations will not be at an unacceptable risk of flooding in the future, developers will have to demonstrate a range of flood mitigation measure (full details are provided in the policy).						
2. A flood risk assessment must accompany any application for residential development on all three sites must: a) direct less vulnerable land uses to those parts of the site at highest risk, i.e. locating public open space in most flood prone areas; b) ensure any proposed layout is appropriately designed, i.e. aligning streets sensibly thus avoiding obstructing flow routes of shallow water; c) define the minimum floor level for all habitable accommodation on site (in metres Above Ordnance Datum), and restrict habitable accommodation to first floor levels where the minimum floor level would make ground floor accommodation impossible or impractical given existing ground levels; d) consider proposed access and egress issues during any extreme flood event. The AAP will also seek to restrict runoff at or above existing rates to ensure that the volume of surface water entering downstream culverts is not increased through the redevelopment of the AAP area. This could be achieved through Sustainable Urban Drainage Systems (SUDS) where appropriate and will include general 'soft' landscaping, permeable pavements, green roofs, water butts, etc, to be incorporated into the design of regenerated development.						
3. Where United Utilities indicate that there are properties at risk of sewer flooding in the AAP area: a) Every opportunity should be taken to separate surface water, attenuate the surface water flow rate and discharge elsewhere than the foul combined sewer if possible, b) Sustainable Urban Drainage Systems (SUDS) type techniques including general 'soft' landscaping, permeable pavements, green roofs, water butts etc should be incorporated into the design of regenerated development; c) in regard to flood risk in the south of the action plan area explore opportunities of disposing of separated surface water into Walverden Water.						

Policy 3 - Property Improvements

1. The Council will support the external improvement and repair of existing residential / commercial properties within the AAP area: i. along the key strategic routes of Leeds Rd and Scotland Rd, ii. around proposed redevelopment sites, and, iii. in areas where the housing stock is particularly poor. Improvements should be undertaken to a high standard of design. Detailed elements of, e.g. windows / doors / railings, should reflect the character of the property whilst seeking to minimise future maintenance requirements.	Blue	Green	Green	Green	Green	Grey	Green
2. Long-term vacant properties that are adversely affecting residential streets in Bradley will be targeted for acquisition and improvement under the Council's 'Improvement for Sale' scheme.	Green	Green	Grey	Green	Green	Green	Yellow

Policy 4 - Areas of Environmental Improvement

a) A new urban park will be created on land to the east and west of Walverden Water.	Green	Green	Grey	Green	Green	Green	Green
b) Environmental Improvements will be encouraged and focused upon: Walverden Water as it passes through the Riverside Mills site, commercial premises and land bounded by Leeds Road, Seldon Street and Harvey Street, the 3 hub improvement areas at Bradley Road, Leeds Rd/Hildrop Road and Leeds Road /Walton Lane.	Green	Green	Green	Green	Green	Grey	Green
c) The existing open space and equipped area for play at Hey Street will be protected for its long-term recreational and leisure use. The loss of this open space will not be permitted. The Council will support and encourage any enhancement schemes on this site.	Green	Green	Grey	Grey	Green	Green	Green
d) Proposals for new housing on sites identified in Policy 1 should seek to make adequate provision for new open space on site. Where it is not possible or appropriate to provide open space on the site the Council will instead require a commuted sum payment from the developer which will contribute towards the provision and future maintenance of the proposed new urban park in the AAP area.	Green	Green	Grey	Grey	Green	Green	Green

Policy 5 - New and Existing Employment Sites

1. Proposals for new employment development (B1, B2, B8) will be supported on the land off Bradley Hall Road.	Blue	Grey	Blue	Grey	Grey	Green	Green
2. The following site will be protected for long term employment use (B1 or B2 / B8): a) Throstle Nest Mill: Proposals for development other than for business or general industry will be resisted on the part of the Throstle Nest Mill site east of Queen Street. Change of use from B1/B2/B8 will only be considered where the criteria in saved Policy 22 (see Appendix 8) of the Replacement Pendle Local Plan are met. The part of the site west of Queen Street will be considered for change of use to mixed use in line with Policy 1 of this AAP.	Blue	Grey	Blue	Green	Grey	Green	Green
3. A Local Shopping Frontage is designated on Scotland Road	Green	Grey	Green	Grey	Grey	Grey	Green
4. The Council will continue to encourage businesses to improve their premises by way of funding which is available through the Local Economic Growth Initiative (LEGI) No Limits programme	Grey	Grey	Green	Grey	Grey	Green	Green

Policy 6 - Community Development

a. Redevelopment to create a new Youth and Community Centre will be supported at the existing Youth Centre site off Leeds Road.	Green	Grey	Grey	Grey	Yellow	Green	Green
b. The Council and the Nelson Neighbourhood Management Team will continue to support the following: i) the Bradley Police and Community Together group and the Bradley Residents Association in order to promote community safety and community cohesion, reduce crime and improve the environment and quality of life for local residents. ii) the County Council Outreach education team regarding providing better access to education opportunities in the area iii) the new neighbourhood health workers working with local people on health issues to address health inequalities that exist in different parts of Pendle including the Bradley AAP area, and iv) SureStart Bradley & Whitefield.	Green	Grey	Green	Grey	Green	Grey	Green

Policy 7 - Design Quality

a) all proposals should demonstrate an assessment of surrounding design quality and character. This should take into account materials, massing, densities, heights, building to space ratios, buildings and spaces, social heritage, key pedestrian, cyclist and vehicular routes, landmarks, vistas and views, and uses / tenure. It is expected that these should become part of any design and access statements which will be submitted with any planning application;	Green	Green	Grey	Green	Grey	Green	Green
b) where proposals are related to changes to the public realm, open spaces and highways, colours and materials shall match those of the existing grit stone materials where possible. Materials should be robust and easy to maintain;	Green	Grey	Grey	Grey	Grey	Grey	Green
c) the principles contained in the Manual for Streets document (DfT & DCLG, 2007) will be followed where projects involve changes to the highways and footway network. Higher quality materials should be used in those areas adjacent to where buildings of local architectural significance (as noted in the Intensive Urban Assessment July 2006) are located. New development should respect and enhance the existing grid structure of the Bradley area creating places that are easy to get to and move through;	Green	Green	Grey	Grey	Grey	Green	Green
d) for the design of shop fronts and replacement shop fronts, guidance should be sought from the Council's emerging Design Principles SPD;	Green	Grey	Grey	Grey	Grey	Green	Green
e) new housing should look to incorporate stone and slate in a high quality contemporary design. Layouts should embrace the specific topography of the site and should not be car / vehicle dominated. Care should be taken in regard to planting. Most of the existing terraces front onto the back of pavement and those with front gardens tend to be in the ownership of the householder. There is very little informal semi public space and new housing developments should look to reflect this. New developments should create places that are easy to understand, promoting recognisable routes, junctions and landmarks to help people orientate themselves. Clear and legible links to the town centre should be emphasised;	Green	Green	Grey	Green	Grey	Green	Green
f) any affordable housing should be tenure blind	Green	Green	Grey	Grey	Green	Green	Green

g) the design of buildings and spaces should consider accessibility for all, including the young, old and disabled persons. Inclusive design should consider: i) the location of the building on the development plot; ii) the gradient of the plot; iii) the relationship of adjoining buildings; iv) the transport infrastructure						
h) proposals which are not adjacent to the main roads are expected to reflect adjacent heights and massing;						
i) all other new developments should look to make references to the surrounding built context and materials. Contemporary new design will be encouraged where it can clearly demonstrate that it will positively enhance character and amenity.						
j) interpretive information boards should be considered at strategic points within the proposed Riverside Mill development in order to provide an appreciation of and education about the past use of the site;						
k) quality landscape screening should be provided on the employment development site at the Bradley Hall Road frontage opposite All Saviours Church with particular reference to Policy 16 of the Pendle Replacement Local Plan.						

Policy 8 - Movement and Safety

Good access to key locations should be maintained as well as connectivity to the canal, both for walking and as part of the National Cycle Network.						
Encourage cycling as an inexpensive and healthy mode of travel in Bradley where safe routes are able to be established.						
Prevention of pedestrian accidents in the area is paramount, especially on Fleet Street, Leeds Road, Hey Street and Regent Street.						
Creation of new and improvement of existing play areas at Hey Street Park and the proposed new park either side of Walverden Water respectively will help keep children away from busy roads and dangerous junctions.						
Deculverting of Walverden Water as part of the landscaping of the redevelopment of Riverside Mill must be carried out with safety paramount both during works and on completion when in use as part of public amenity open space.						
Car parking needs for new housing and commercial developments should have regard to the Pendle Replacement Local Plan Policy 31 and its Appendix 2 and RSS car parking standards.						

AAP Policy 1 - New Housing Development	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 renewable resources.
1a New housing will be developed on Riverside Mill, land adjacent to Throstle Nest Mill and land off Cooper Street.	New housing on these sites will increase the choice and quality of housing in the area. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	New housing on these sites will increase the range and choice of housing in the area helping to create a more sustainable housing market.		Whilst there will be some demolition to create sites for new housing this does not affect the key historic buildings.	New housing on these sites will increase the choice of housing in the area. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley. Whilst demolition on some of these sites may result in difficulties maintaining the current community composition, the development of new affordable housing and improvement for sale properties will provide decanting opportunities within the local area.	New housing on the Riverside Mills site will bring back into use a brownfield site which has been vacant since 1999, however new housing development can be quite resource intensive.
1b In the first instance the dwellings provided on the above sites will be replacement dwellings for those cleared within the Bradley AAP area. Additional dwellings will be supported where they can be shown to contribute to the objectives of this AAP.	New housing on these sites will increase the choice and quality of housing in the area. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	New housing on these sites will increase the range, choice and quality of housing in the area helping to create a more sustainable housing market.		Whilst there will be some demolition to create sites for new housing this does not affect the key historic buildings.	New housing will increase the choice of housing in the area. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	New housing on the Riverside Mills site will bring back into use a brownfield site which has been vacant since 1999, however new housing development can be quite resource intensive..
1c New housing should be built at a minimum density of 30 dwellings per hectare and help to diversity the local housing stock which is typified by high density, grid-iron pattern of terraced housing. Houses should have gardens and garages or off street parking particularly on the Riverside Mill and the Giles Street area sites. The Cooper Street site will be developed at a higher density as it is a small site which should be designed to provide maximum natural surveillance over the proposed new park area.	Policy 1c seeks to ensure that new housing will increase the diversity of the housing stock. This will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	Policy 1c seeks to ensure that new housing will increase the diversity of the housing stock by providing housing at a lower density with gardens and garages or off street parking.			Policy 1c seeks to ensure that new housing will increase the diversity of the housing stock by providing housing at a lower density with gardens and garages or off street parking. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	
1d An appropriate mix of dwelling size, tenure and type must be provided on each of the sites to help meet the needs identified in the Burnley and Pendle SHMA (Fordham Research, 2008). Developments should therefore contain a high proportion of larger (3+ bedrooms) for both market and affordable housing to help to balance the housing requirements of the Bradley area.	Policy 1d seeks to ensure that new housing will increase the diversity of the housing stock and will help to meet housing needs in the local area. The need is mainly for larger family homes.	Policy 1d seeks to ensure that new housing will increase the diversity of the housing stock and will help to balance the housing market in Bradley thereby making it more sustainable.			Policy 1d seeks to ensure that new housing will increase the diversity of the housing stock and will help to balance the housing market in Bradley. It will provide housing that members of the community would otherwise leave the area to buy and may encourage a wider range of social, ethnic and income groups into Bradley.	
1e On each site within the AAP area where 15 or more dwellings are to be provided a minimum of 20% of these dwellings should be affordable housing units. In stipulating the provision of a minimum of 20% affordable housing on these sites, Pendle Council is clear that provision will only be required when it does not unduly compromise the viability of bringing the sites forward for development. In cases, where the applicant argues that the provision of a minimum of 20% affordable housing or Section 106 requirements would render their proposed development unviable, they will be required to demonstrate their case to the Council on an 'open-book' basis. In the event that it is demonstrated that it is not viable to provide a minimum of 20% affordable housing a lower proportion (the maximum	Policy 1e seeks to ensure that new affordable housing will be provided where it is financially viable. This will help to meet the identified need for affordable housing and will provide housing for a range of income groups.	Policy 1e seeks to ensure that new affordable housing will be provided to help to balance the housing market in Bradley thereby making it more sustainable.			Policy 1e seeks to ensure that new affordable housing will be provided to help to balance the housing market in Bradley. This will provide new housing opportunities for the existing community and may encourage a wider range of social ethnic and income groups into Bradley.	

	that can be provided while maintaining viability) should be provided. Pendle Council will employ specialist consultants to provide independent third party advice on development viability. Developers may be required to pay for the cost of this independent assessment.					
1f	As a minimum new housing development should achieve Code for Sustainable Homes Level 3.	Policy 1f sets standards regarding the sustainability performance of all the new homes which will be built.	Policy 1f sets standards regarding the sustainability performance of all the new homes which will be built.		Policy 1f sets standards regarding the sustainability performance of all the new homes which will be built.	Policy 1f sets standards regarding the sustainability performance of all the new homes which will be built.
1g	All new residential development must meet the decent home standard	Policy 1g supports the development of good quality new homes.	Policy 1g seeks to ensure good quality homes are developed.			
1h	Development should use environmentally friendly materials and procedures and must incorporate Sustainable Urban Drainage Systems.					Policy 1h encourages the use of environmentally friendly materials and sustainable drainage systems.
1i	The Council will look positively on any development which achieves high standards of design, security and construction including: Building for Life (Silver), Secured by Design (accredited), Code for Sustainable Homes Level 4 or above, Lifetime Homes Standard.	Good design helps to make places work and helps to create a more sustainable environment.	The standards set out in policy 1i seek to achieve high standards of design and sustainability which will contribute towards a more sustainable housing market.			Policy 1i encourages high standards for the sustainability performance of new homes.
1j	Proposals must have regard to the characteristics of the surrounding area	Good design helps to make places work and helps to create a more sustainable environment in which to live.	Good design helps to make places work and helps to create a more sustainable environment in which to live.		Policy 1j will ensure that new housing will respect the characteristics of the surrounding area, therefore helping to maintain the historic integrity of the area.	Good design helps to make places work and helps to create a more sustainable environment in which to live. Policy 1j will ensure that new housing will respect the characteristics of the surrounding environment.

AAP Policy 2 Flood Risk	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 renewable resources.
<p>1 a, b & c</p> <p>To ensure that any redevelopment of the following site allocations will not be at an unacceptable risk of flooding in the future, developers will have to demonstrate a range of flood mitigation measure (full details are provided in the policy).</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>				
<p>2</p> <p>A flood risk assessment must accompany any application for residential development on all three sites must: a) direct less vulnerable land uses to those parts of the site at highest risk, i.e. locating public open space in most flood prone areas; b) ensure any proposed layout is appropriately designed, i.e. aligning streets sensibly thus avoiding obstructing flow routes of shallow water; c) define the minimum floor level for all habitable accommodation on site (in metres Above Ordnance Datum), and restrict habitable accommodation to first floor levels where the minimum floor level would make ground floor accommodation impossible or impractical given existing ground levels; d) consider proposed access and egress issues during any extreme flood event.</p> <p>The AAP will also seek to restrict runoff at or above existing rates to ensure that the volume of surface water entering downstream culverts is not increased through the redevelopment of the AAP area. This could be achieved through Sustainable Urban Drainage Systems (SUDS) where appropriate and will include general 'soft' landscaping, permeable pavements, green roofs, water butts, etc, to be incorporated into the design of regenerated development.</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>				
<p>3</p> <p>Where United Utilities indicate that there are properties at risk of sewer flooding in the AAP area: a) Every opportunity should be taken to separate surface water, attenuate the surface water flow rate and discharge elsewhere than the foul combined sewer if possible, b) Sustainable Urban Drainage Systems (SUDS) type techniques including general 'soft' landscaping, permeable pavements, green roofs, water butts etc should be incorporated into the design of regenerated development; c) in regard to flood risk in the south of the action plan area explore opportunities of disposing of separated surface water into Walverden Water.</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>	<p>Whilst the risk of flooding is negative, the mitigation measures outlined in Policy 2 will reduce the flood risk to the housing redevelopment sites.</p>				

AAP Policy 3 - Property Improvements	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 renewable resources.
<p>The Council will support the external improvement and repair of existing residential / commercial properties within the AAP area:</p> <ul style="list-style-type: none"> i. along the key strategic routes of Leeds Rd and Scotland Rd, ii. around proposed redevelopment sites, and iii. In areas where the housing stock is particularly poor. <p>Improvements should be undertaken to a high standard of design. Detailed elements of, e.g. windows / doors / railings, should reflect the character of the property whilst seeking to minimise future maintenance requirements.</p>	<p>Carrying out block improvement works aims to enhance the image of the Bradley area, making it a more attractive place to live. However, not all property will be improved, leaving some in relatively poor repair. Selective improvements also means that some people benefit from the improvements but others don't and this can be quite divisive.</p>	<p>Carrying out block improvement works aims to enhance the image of the Bradley area, making it a more attractive place to live and helping to create a more sustainable housing market. Unfortunately not all property will be improved leaving some in relatively poor repair, however improvements are being targeted to maximise impact.</p>	<p>Block improvements are being targeted on key gateway routes where many businesses and retailers are located. Improving the image of these areas could lead to an improvement in trade.</p>	<p>Block improvements will enhance the built environment. Improvements will be sensitive to the character of the area and the properties.</p>		<p>Block improvements will enhance the built environment. Improving existing properties is less resource intensive than demolition and redevelopment.</p>
<p>Long-term vacant properties that are adversely affecting residential streets in Bradley will be targeted for acquisition and improvement under the Council's 'Improvement for Sale' scheme.</p>	<p>Vacant properties can often begin to undermine the popularity of a street/neighbourhood. Proactively tackling long-term vacant properties and bringing them back into use will help to create a more sustainable and stable community.</p>	<p>Vacant properties can often begin to undermine the popularity of a street/neighbourhood. Proactively tackling long-term vacant properties and bringing them back into use will help to create a more sustainable housing market.</p>		<p>This policy will help to safeguard the houses by bringing them back into use.</p>	<p>Improvement for Sale properties provide relocation opportunities for residents affected by clearance to stay within their neighbourhood.</p>	<p>Bringing empty properties back into use helps to make the best use of existing resources and improves the local environment.</p>

AAP Policy 4 - Areas of Environmental Improvements	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 renewable resources.
A new urban park will be created on land to the east and west of Walverden Water.	The creation of a new urban park will help to address the identified deficiency of green space/parkland within Bradley.	The creation of a new urban park will help to create a more attractive neighbourhood in which to live.		The creation of an urban park will help to make the most of the areas natural assets.	A new park will provide a space for people to meet. A better quality environment (combined with new housing) may also help to retain members of the community who may otherwise leave the area and may entice a wider range of demographic, ethnic and income groups into Bradley.	The creation of an urban park will enhance the environment.
Environmental Improvements will be encouraged and focused upon: Walverden Water as it passes through the Riverside Mills site, commercial premises and land bounded by Leeds Road, Seldon Street and Harvey Street, the 3 hub improvement areas at Bradley Road, Leeds Rd/Hildrop Road and Leeds Road /Walton Lane.	This policy will improve the environmental quality of the area, making it a more attractive place to live and work.	Environmental improvements will help to make the area a more attractive place to live.	This policy will improve the environmental quality of the area, making it a more attractive place to live and work.	Improvements along Walverden Water will help to enhance this natural asset.		This policy seeks to enhance the natural environment along Walverden Water and in key areas around Bradley.
The existing open space and equipped area for play at Hey Street will be protected for its long-term recreational and leisure use. The loss of this open space will not be permitted. The Council will support and encourage any enhancement schemes on this site.	This policy will protect and enhance a very well used play area.	Parks and play areas are an essential part of a sustainable community and housing market.			The protection and enhancement of Hey Street park is important as it provides an important place for people in Bradley to meet and play.	Improvements to Hey Street Park will help to enhance the natural environment.
Proposals for new housing on sites identified in Policy 1 should seek to make adequate provision for new open space on site. Where it is not possible or appropriate to provide open space on the site the Council will instead require a commuted sum payment from the developer which will contribute towards the provision and future maintenance of the proposed new urban park in the AAP area.	Parks and play areas are an essential part of a sustainable community and housing market.	Parks and play areas are an essential part of a sustainable community and housing market.			The provision of open space will provide places for people to meet and mix.	New open space will help to enhance the environment in Bradley.

AAP Policy 5 - New and Existing Employment Sites	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 renewable resources.
Proposals for new employment development (B1, B2, B8) will be supported on the land off Bradley Hall Road.	Whilst the total amount of employment land in the AAP area will decrease, proposals for new employment use on the Bradley Hall Road site will be supported.		Whilst the total amount of employment land in the AAP will decrease, proposals for new employment use on the Bradley Hall Road site will be supported and will provide new employment opportunities.			This policy will bring back into use a vacant brownfield site.
The following site will be protected for long term employment use (B1 or B2 / B8): a) Throstle Nest Mill: Proposals for development other than for business or general industry will be resisted on the part of the Throstle Nest Mill site east of Queen Street. Change of use from B1/B2/B8 will only be considered where the criteria in saved Policy 22 (see Appendix 8) of the Replacement Pendle Local Plan are met. The part of the site west of Queen Street will be considered for change of use to mixed use in line with Policy 1 of this AAP.	Whilst the total amount of employment land in the AAP will decrease, part of the Throstle Nest Mill site which is well used will be protected for long term employment use.		Whilst the total amount of employment land in the AAP will decrease, part of the Throstle Nest Mill site which is well used will be protected for long term employment use.	Retaining the bulk of the Throstle Nest Mill site will safeguard the historic integrity of the built environment in this part of Bradley.		This policy seeks to protect and enhance the Throstle Nest Mill site.
A Local Shopping Frontage is designated on Scotland Road	The shops help to serve the needs of the local community.		The shops on Scotland Road provide valuable employment opportunities which should be retained.			
The Council will continue to encourage businesses to improve their premises by way of funding which is available through the Local Economic Growth Initiative (LEGI) No Limits programme			Financial support to businesses is aimed at safeguarding and increasing employment opportunities.			This policy will contribute to the enhancement of the built environment.

AAP Policy 6 - New and Existing Employment Sites	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 renewable resources.
Redevelopment to create a new Youth and Community Centre will be supported at the existing Youth Centre site off Leeds Road.	A new Youth and Community Centre will provide modern facilities for the delivery of services to young people in Bradley and Nelson.				The new Youth and Community Centre will provide opportunities for young people from a range of backgrounds and ages to meet and undertake various activities.	The redevelopment of the Youth Centre site will significantly enhance the built environment in this 'hub' area of Bradley.
The Council and the Nelson Neighbourhood Management Team will continue to support the following: i) the Bradley Police and Community Together group and the Bradley Residents Association in order to promote community safety and community cohesion, reduce crime and improve the environment and quality of life for local residents. ii) the County Council Outreach education team regarding providing better access to education opportunities in the area iii) the new neighbourhood health workers working with local people on health issues to address health inequalities that exist in different parts of Pendle including the Bradley AAP area, iv) SureStart Bradley & Whitefield.	This policy will address issues of crime and increase community safety, improve access to education and seek to improve residents health. These are all essential elements of a sustainable community.		Providing better access to education opportunities should ultimately help to promote economic growth and help residents to access better quality employment opportunities.		The work of the Bradley Residents Association and the Police and Community Together group will seek to promote community cohesion through a range of activities and events.	

AAP Policy 7 - Design Quality	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 renewable resources.
a) all proposals should demonstrate an assessment of surrounding design quality and character. This should take into account materials, massing, densities, heights, building to space ratios, buildings and spaces, social heritage, key pedestrian, cyclist and vehicular routes, landmarks, vistas and views, and uses / tenure. It is expected that these should become part of any design and access statements which will be submitted with any planning application;	Good design helps to make places work and will create a more sustainable environment and a more sustainable community.	Good design helps to make places work and will create a more sustainable environment and a more popular and sustainable housing market.		This policy seeks to ensure that new development respects the character of the surrounding area which will help to maintain the historic integrity of the area.		Well designed buildings which consider the character of the surrounding area will help to enhance the built environment.
b) where proposals are related to changes to the public realm, open spaces and highways, colours and materials shall match those of the existing grit stone materials where possible. Materials should be robust and easy to maintain;	Good design helps to make places work and will create a more sustainable environment and a more sustainable community.					
c) the principles contained in the Manual for Streets document (DfT & DCLG, 2007) will be followed where projects involve changes to the highways and footway network. Higher quality materials should be used in those areas adjacent to where buildings of local architectural significance (as noted in the Intensive Urban Assessment July 2006) are located. New development should respect and enhance the existing grid structure of the Bradley area creating places that are easy to get to and move through;	Good design helps to make places work and will create a more sustainable environment and a more sustainable community.	Good design helps to make places work and will create a more sustainable environment and a more popular and sustainable housing market.				
d) for the design of shop fronts and replacement shop fronts, guidance should be sought from the Council's emerging Design Principles SPD;	Good design helps to make places work and will create a more sustainable environment and a more sustainable community.					

<p>e) new housing should look to incorporate stone and slate in a high quality contemporary design. Layouts should embrace the specific topography of the site and should not be car / vehicle dominated. Care should be taken in regard to planting. Most of the existing terraces front onto the back of pavement and those with front gardens tend to be in the ownership of the householder. There is very little informal semi public space and new housing developments should look to reflect this. New developments should create places that are easy to understand, promoting recognisable routes, junctions and landmarks to help people orientate themselves. Clear and legible links to the town centre should be emphasised;</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more sustainable community.</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more popular and sustainable housing market.</p>		<p>This policy seeks to ensure that new development respects the character of the surrounding area which will help to maintain the historic integrity of the area.</p>		<p>Well designed buildings and spaces which consider the character and materials of the surrounding area will help to enhance the built environment.</p>
<p>f) any affordable housing should be tenure blind</p>	<p>Integrating affordable housing in with general market housing so that they are indistinguishable in terms of style and design quality will help to create sustainable mixed communities.</p>	<p>Affordable housing is needed to help balance the housing market in Bradley. Integrating affordable housing in with general market housing so that they are indistinguishable in terms of style and design quality will help to create sustainable mixed communities and a sustainable housing market.</p>			<p>Integrating affordable housing in with general market housing so that they are indistinguishable in terms of style and design quality will help to create sustainable mixed communities.</p>	
<p>g) the design of buildings and spaces should consider accessibility for all, including the young, old and disabled persons. Inclusive design should consider: i) the location of the building on the development plot; ii) the gradient of the plot; iii) the relationship of adjoining buildings; iv) the transport infrastructure</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more sustainable community.</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more popular and sustainable housing market.</p>			<p>Inclusive design should provide buildings and space for all.</p>	
<p>h) proposals which are not adjacent to the main roads are expected to reflect adjacent heights and massing;</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more sustainable community.</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more popular and sustainable housing market.</p>				
<p>i) all other new developments should look to make references to the surrounding built context and materials. Contemporary new design will be encouraged where it can clearly demonstrate that it will positively enhance character and amenity.</p>	<p>Good design helps to make places work and will create a more sustainable environment and a more sustainable community.</p>			<p>This policy seeks to ensure that new development respects the character of the surrounding area which will help to maintain the historic integrity of the area.</p>		

<p>7j) interpretive information boards should be considered at strategic points within the proposed Riverside Mill development in order to provide an appreciation of and education about the past use of the site;</p>				<p>This policy will support the use of interpretative materials about the history of the Riverside Mill site</p>		
<p>7k) quality landscape screening should be provided on the employment development site at the Bradley Hall Road frontage opposite All Saviours Church with particular reference to Policy 16 of the Pendle Replacement Local Plan.</p>						<p>This policy seeks to protect and enhance the environment around the Bradley Hall Road employment site.</p>

AAP Policy 8 - Movement and Safety	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 renewable resources.
Good access to key locations should be maintained as well as connectivity to the canal, both for walking and as part of the National Cycle Network.	Movement around the area is intended to be made as easy as possible for the local community.					
Encourage cycling as an inexpensive and healthy mode of travel in Bradley where safe routes are able to be established.	Cycling is a sustainable means of transport and can contribute to improving the health of local residents.					
Prevention of pedestrian accidents in the area is paramount, especially on Fleet Street, Leeds Road, Hey Street and Regent Street.	Safety for pedestrians moving around the area is an important element of creating a sustainable community.					
Creation of new and improvement of existing play areas at Hey Street Park and the proposed new park either side of Walverden Water respectively will help keep children away from busy roads and dangerous junctions.	Parks and play areas are an essential part of a sustainable community and housing market.	Parks and play areas are an essential part of a sustainable community and housing market.				
Deculverting of Walverden Water as part of the landscaping of the redevelopment of Riverside Mill must be carried out with safety paramount both during works and on completion when in use as part of public amenity open space.				Walverden Water is one of the main natural assets in the area which will be opened up safely to public access.		
Car parking needs for new housing and commercial developments should have regard to the Pendle Replacement Local Plan Policy 31 and its Appendix 2 and RSS car parking standards.		Adequate parking provision is important element of a sustainable housing market.				

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If you would like this document in large print, on audio cassette or in Urdu, please let us know and we will be happy to arrange it.

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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