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# LOCAL DEVELOPMENT FRAMEWORK

Sustainability Appraisal Addendum: Burnley Wood  
and Healey Wood Pre-Submission Publication Area Action Plan

**A better future...**

November 2010



<b>1 Purpose</b> .....	<b>4</b>
<b>2 Significant Changes</b> .....	<b>6</b>
<b>3 Minor Amendments</b> .....	<b>14</b>
<b>4 Preferred Option Consultation Changes</b> .....	<b>16</b>
<b>5 Removed Policies</b> .....	<b>22</b>
<b>Appendix 1: Population, Housing and Local Neighbourhoods</b> .....	<b>24</b>
<b>Appendix 2: Economy and Work</b> .....	<b>46</b>
<b>Appendix 3: Environment and Sustainable Development</b> .....	<b>52</b>



## Purpose

## 1 Purpose

**1.1** This addendum has been produced to document the effects of changes made to policies, proposals and site allocations put forward in the Preferred Option Area Action Plan for Burnley Wood and Healey Wood. The guidance, 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (ODPM, 2005), requires that only significant changes require reappraisal or, where combinations of options has taken place, the position in relation to SA should be clarified if reappraisal is not required.

**1.2** Where it is considered that significant changes to policies or site allocations have been made, or the changes that have been made could lead to significant effects, then reappraisal has been undertaken. These changes are described in section 2 'Significant Changes' and the reappraisal detailed in 'Appendix 1: Population, Housing and Local Neighbourhoods' onwards.

**1.3** Changes arising from the consultation on the Preferred Option Sustainability Appraisal are documented in section 4 'Preferred Option Consultation Changes'. As the document has been published this section should be read in conjunction with it so that any amendments are noted.

**1.4** Any other changes to policy are described briefly in section 3 'Minor Amendments'. This has been done to ensure that the distinction between significant change and any other is clear. For completeness, policies that have not been taken forward into the Submission Version from the Preferred Option, and the reasons, are provided in section 5 'Removed Policies'.

### **How to comment on the report**

An electronic version of this report is available at: <http://www.burnley.gov.uk/areaactionplans>

Comments on this report can be made using the form provided. You can return the form using any of the methods below.

By post or in person to:

Local Development Framework  
Burnley Borough Council  
Planning and Environment  
1st Floor  
9 Parker Lane  
Burnley BB11 2BY

Email to:

[ldf@burnley.gov.uk](mailto:ldf@burnley.gov.uk)

## Significant Changes

## 2 Significant Changes

### 2.1 SEA

**2.2** Tables showing the full sustainability appraisal are in 'Appendix 1: Population, Housing and Local Neighbourhoods', 'Appendix 2: Economy and Work' and 'Appendix 3: Environment and Sustainable Development'. The main effects of the policies, proposals and site allocations that have seen significant changes are described in the tables below.

## Policy BW H 1

### NEW HOUSING DEVELOPMENT

The Area Action Plan makes provision for 436 houses in the period 2006 - 2021. Any new housing developments, whether market or affordable, must provide a mix of house types that address the predominance of two bed terraced housing and aim to achieve Lifetime Homes, Building for Life and Code for Sustainable Homes standards.

Unless it can be satisfactorily demonstrated by the developer that it is not feasible or viable, all residential development comprising 10 or more units should secure at least 10% of the predicted energy requirements from decentralised and renewable or low carbon sources.

#### **BW H1/1: Land at Clarence Street/Kirkgate/Branch Road**

Land including existing cleared sites and the former Gerald Court sheltered housing scheme will be developed for new housing. It will be based on the principles of sustainable design and will be sensitive to the historic character and setting of the Burnley Wood Conservation Area.

The site falls within Flood Zone 1 and any redevelopment scheme should incorporate the mitigation measures outlined in Policy BW ENV6: Development and Flood Risk.

Significant positive effects of the site allocation are:

- the general image of the area will be enhanced which will assist in urban regeneration. Burnley Wood and Healey Wood are often viewed as deprived areas with many social and environmental issues. Provision of new housing will help to remove this association and create a new neighbourhood. The effects of this are not restricted to the area, but have wider implications for the Borough when considered alongside the other three AAP Areas. The Borough has a falling population and low house prices which, combined with other factors, lead to a poor perception of the Borough. The cumulative effects of new housing and improved image across the Borough will go some way to improve the current negative perception.
- there will be an improved range of housing as the area is currently over provided with two bedroom terraced properties. A greater mixture of housing types will help to stabilise the housing market and reduce the number of vacant properties in the area. This will include a provision of affordable homes. While it can be argued that many properties in the area are affordable, the quality and suitability of some of these properties is not judged to be appropriate.
- new housing will be built to standards set by the Code for Sustainable Homes, rising to the highest level by 2016, in line with current Government policy. These standards will make homes more resource efficient resulting in lower energy bills, if managed properly. The amount of energy generated from renewable and low carbon sources will be increased and make homes more energy efficient. This will have a significant effect as the Area has a low wage economy and many homes suffer from fuel poverty. These standards will help adaptation to the predicted effects of climate change due to design, including water efficiency. This will be cumulative across the Area and with other AAPs that have similar policies.

Significant negative effects of the Policy are:

- as a greater variety of housing is introduced to the area and the market stabilises, traffic volumes and flows are predicted to increase, since more homeowners will be likely to have

cars, and possibly more than one car per household. This increase in traffic will have synergistic effects for local air quality and road safety for pedestrians and cyclists.

- the new development will require the clearance of existing houses. This may require the use of compulsory purchase orders and the displacement of people from their community.
- Clearance of buildings will result in the loss of the embodied energy that has gone in the production of the materials and the construction.

The amendments have resulted in little change to the effects. The main effect has been the loss of a section of the Neighbourhood Park, but this is not judged to be significant as it will be extended.

## Policy BW TAI 1

### TARGETED AREA INITIATIVES

Action will be taken to improve living conditions and prevent further decline in existing neighbourhoods where social and environmental problems have been identified. This will draw together existing initiatives into a coordinated package of interventions, or 'toolkit', to address specific problems.

#### Site BW TAI/ 1: Burnley Wood

This designation is planned for the short term.

The TAI will draw together a range of existing physical, social and economic initiatives as a toolkit to address problems within the area, steered by an inter- agency and community co- ordination panel. A detailed operational plan, guiding the initiative will be produced in the short term.

The toolkit will involve:

- Monitoring and intelligence to determine the scope of works to be deployed within the area.
- Work with RSL partners to acquire vacant or poorly managed properties to bring them back into use, where this would be a sustainable, and economically viable use of the existing stock.
- The Council using the suite of powers it has available to get vacant property back into use where these could be sustainable.
- Cross agency work to tackle the symptoms and causes of neighbourhood decline such as fly tipping, noise nuisance, anti- social behaviour and drug related crime.
- The Council will work with partners within the County Council and Primary Care trust to actively target work on health and wellbeing initiatives in the area.

#### Site HW TAI/ 1: Healey Wood

The TAI will draw together a range of existing physical, social and economic initiatives as a toolkit to address problems within the area. In the short term, in addition to the Council's statutory responsibilities, the toolkit will involve:

- Monitoring and intelligence gathering to inform proposals for the area.
- Work with property owners and landlords to bring vacant property back into use. With more focused interventions if monitoring highlights increasing incidence and duration of vacancy.

The amendments to the policy have not resulted in any likely significant effects, which was the case with the previous policy. Cumulative and synergistic effects with other policies, such as BW ENV3: Environmental Improvements to Existing Housing Areas and BW ENV4: Interim Treatment of Cleared Sites, would be likely to bring about significant positive effects in changing the image of the area and contributing towards regeneration.

## Policy BW EW1

### NEW EMPLOYMENT DEVELOPMENT

The Area Action Plan makes provision for 5.2 ha of land for new employment development, as shown on the Proposals Map.

All employment development of 1000 sq ms or more should secure a minimum of 10% of the predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible or viable.

A significant positive effects of the policy is:

- that the requirement to obtain a proportion of the energy requirement from renewable or low carbon sources will increase the use of these technologies and reduce climate change impacts. There may be cumulative effects with other policies, such as BW H1: New Housing Development and Housing Mix.

There are also positive significant effects arising from the site allocations under this policy that are described in the Preferred Options appraisal.

## Policy BW ENV 4

### THE INTERIM TREATMENT OF CLEARED SITES

The quality of the temporary treatment of sites cleared for redevelopment has a significant impact on the public realm and the image of areas undergoing change. Innovative interim treatments of these sites will therefore be sought. Environmental improvements and public arts projects will be supported and encouraged on cleared sites, and where practicable, temporary features should be incorporated into future developments.

A significant positive effect of this new policy is:

- the general image of the area will be enhanced which will assist in urban regeneration. Burnley Wood and Healey Wood are often viewed as deprived areas with many social and environmental issues. Providing interim uses for cleared sites will enhance the built environment and create a more positive image which will help to encourage investment.

## Policy BW ENV 6

### DEVELOPMENT AND FLOOD RISK

Flood risk within the plan area is likely to increase over the Plan period as a result of climate change. The Council will seek to reduce flood risk in the Plan area and mitigate the effects of climate change by:

- Using a sequential approach based on its Strategic Flood Risk Assessment (SFRA) to direct development as far as possible to areas of lowest flood risk within the Plan area.
- Ensuring that any new development within the Plan area does not increase flood risk elsewhere and where possible will reduce overall flood risk.
- Protecting areas defined in the SFRA as 'functional floodplain' from development (excluding water compatible uses and, exceptionally, essential infrastructure).
- Promoting the use of Sustainable Urban Drainage (SUDS) techniques in all developments in order to reduce flood risk by minimising levels of surface water run off and maximise other sustainability benefits (e.g. pollution control, biodiversity).
- Protecting from development the routes of all known watercourses and ponds, including underground or culverted streams and mill lodges. Where possible, these will be opened up and naturalised. The routes of watercourses will be promoted locally through environmental arts projects, and landscaping schemes will be designed to enhance local biodiversity.
- Requiring the detail and scope of Flood Risk Assessments submitted with proposed developments in areas of flood risk to be proportionate to the nature of the proposal.

The River Calder is designated as a Main River watercourse. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank or retaining wall of a main river watercourse. Where this applies to any site within the AAP boundary, it will influence the layout of any subsequent development proposal.

The AAP proposes employment allocations on the following sites, with areas of each individual site considered to be at flood risk:

- BW EW1/1 Lutner Street
- BW EW1/2 Plumbe Street

As part of any subsequent site specific proposal for any of the above sites, developers will be required to submit detailed Flood Risk Assessments to demonstrate how flood risk will be managed in accordance with the following Flood Risk Mitigation measures.

#### Flood Risk Mitigation

##### **BW EW1/1: Land at Lutner Street**

- a. That any proposal within the areas shown at risk of flooding is not classed as "Highly Vulnerable" in Table D2 of PPS25;
- b. That in Flood Zone 3 areas of the site Less Vulnerable or More Vulnerable uses can be developed safely in those areas taking into account the findings of the SFRA in relation to flood depths;
- c. That the ground floor level of any building on site shall be set no lower than 600mm above the 1 in 100 year flood level (including 20% allowance for climate change);

- d. That the proposal will include full details of compensatory flood storage should the scheme involve any proposal to raise levels on site;
- e. That flood flow paths from upstream flooding have been included, and that there is safe access and egress from any building(s) at risk during a 1 in 1000 year event;
- f. That flood resilience and resistance techniques will be incorporated into the design of any building(s) within the area of the site considered to be at risk during anything up to a 1 in 1000 year flood event;
- g. That those parts of the site that have predicted flood depths which would preclude safe development shall be restricted to appropriate uses

**BW EW1/2: Land at Plumbe Street**

- a. That any proposal within the area shown at risk of flooding is not classified as "Highly Vulnerable" in Table D2 of PPS25;
- b. That the proposal will restrict development within Flood Zone 3 areas of the site to car parking or greenspace; or that Less Vulnerable or More Vulnerable uses can be developed safely in these areas taking into account the findings of the SFRA in relation to flood depths;
- c. That the ground level of any building on the site shall be set no lower than 600mm above the 1 in 100 year flood level (including 20% allowance for climate change);
- d. That the proposal will include full details of compensatory flood storage should the scheme involve any proposal to raise levels on site;
- e. That flood flow paths from upstream flooding have been included, and that there is safe access and egress to any building(s) at risk during a 1 in 1000 year event;
- f. That flood resilience and resistance techniques will be incorporated in to the design of any building(s) within the area of the site considered to be at risk during anything up to a 1 in 1000 year flood event.

Significant positive effects of this policy are:

- mitigation of, and adaptation to, the effects of climate change will be implemented. Climate change predictions are for increased rainfall in winter and increased intensity of events, both of which will increase flood risk. Undertaking a Flood Risk Assessment (FRA) and implementing mitigation will reduce the risk of new developments being flooded. Due to the large amount of redevelopment over one hectare (Planning Policy Statement 25 requires site of this size to have a FRA) there will be significant positive cumulative effects. Although these developments may be outside Flood Zones 2/3, the run off from surface water may be considerable. Reducing this run-off will reduce risk of flooding elsewhere by helping to maintain rivers within the carrying capacity.

The amendments to the policy are largely related to the requirements placed on developers and the need for flood risk assessment. As such, the significant effects of the policy have not changed greatly.

## Minor Amendments

## 3 Minor Amendments

3.1 Amendments made to policies or site allocations that were not considered to be significant are listed in the table below.

Submission Version Policy Number	Preferred Option Policy Number	Amendment
BW H1/2: Land at Branch Road (2 sites)	BW H1/3: Land at Branch Road (2 sites)	Some minor changes in relation to community facilities. Reference to flood zones removed as covered in BW ENV6: Development and Flood Risk. Added reference to retention of trees.
BW H1/3: Land at Sussex Street	BW H1/4: Land at Sussex Street	Changed to specify 3 bedroomed homes, rather than a mix of 2 and 3.
BW H1/4: Lambert Howarth/Finsley Wharf	BW H1/5: Lambert Howarth/Finsley Wharf	Added reference to Weavers' Triangle Masterplan and Townscape Heritage Initiative.
BW EW1/1: Lutner St	BW EW1/1: Lutner St	Added ref to BW ENV6: Development and Flood Risk.
BW EW1/2: Plumbe St	BW EW1/2: Plumbe St	Added ref to BW ENV6: Development and Flood Risk.
BW EW 1/3: Lambert Howarth/ Finsley Wharf	BW EW 1/3: Lambert Howarth / Finsley Wharf	Added reference to Weavers' Triangle Masterplan and Townscape Heritage Initiative.
BW ENV1: Historic Environment	BW ENV1: Historic Environment	Added list of heritage enhancements for clarity.
BW ENV5: Open Spaces	BW ENV5: Open Spaces	References to Local Plan deleted but policy unchanged.
BW CS2: Burnley Wood Local Centre	BW CS2: Burnley Wood Local Centre	References to Local Plan deleted but policy unchanged.
BW SIT1: Cycling Provision	BW SIT2: Cycling Provision	Added reference to working with partners and stakeholders to increase use.

**Table 3.1**

## Preferred Option Consultation Changes

## 4 Preferred Option Consultation Changes

**4.1** The table below lists the comments made as a result of the consultation on the Preferred Option Sustainability Appraisal and the recommendations arising from these.

Full Name	Organisation Details	Response	Officers' Recommendation
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	We note that the 'environmental' issues associated with Burnley Wood and Healey Wood and identified on page 11 of the SA report could, for the most part, relate to social rather than environmental problems. Our perception of environmental problems within the AAP boundary would realte more to the potential flood risk issues adjacent to the River Calder, the potential for contamination at former mill sites and the current lack of biodiversity and habitat value in the AAP area.	The "Environmental" issues section on page 11 in the Preferred Option should include: "There are potential flood risk issues arising from the River Calder, which could affect a number of properties residential and commercial. Former mill sites in the area could be contaminated due to previous uses. Due to the largely built nature of the area, there is considered to be a lack of biodiversity and habitat value."
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Our main concern within the Burnley Wood and Healey Wood AAP is flood risk, and pages 22-26 of the SA report identify several areas where flood risk may be a problem. In these locations, development objectives may conflict with sustainability objectives.	The Strategic Flood Risk Assessment has addressed this issue in the Submission Version AAP and the (re)appraisal of the policies.
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Page 26-32 goes on to identify the measures that could be used to mitigate for the effects of development on some of the sustainability objectives. However, in setting out the mitigation measures that should be considered when developing in flood risk areas, the fundamental issue of determining whether or not the site is suitable for development in the first instance has been overlooked.	One of the aims of the Sustainability Appraisal is to identify mitigation. Policies relating to flooding have been revised as a result of the Strategic Flood Risk Assessment and this issue has been taken into account.
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Within the positive effects associated with Policy BW ENV2 'Sustainable Design & Construction', more detail is provided in relation to part a). i.e. development 'be designed to adapt to the predicted effects of climate change'. This is helpful, and it may be advisable to incorporate this additional detail in to the AAP itself, to clarify the purposes of part a) of this Policy.	Comments relate to the AAP Policy, which has been removed from the Submission Version. No change required.

Full Name	Organisation Details	Response	Officers' Recommendation
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Policy BW ENV6 'Development and Flood Risk' also replicates the positive effects of an existing saved plan policy. The policy itself is too generic for the AAP, and to make more of a positive impact should be reworded to focus on specific aspects of the AAP.	Comment relates to detail of policy. The policy has been reappraised following major changes as a result of the Strategic Flood Risk Assessment.
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Policy BW ENV7 'Climate Change of the Natural Environment' seems unnecessary. The positive effects of this policy are already achieved through 'saved' Local Plan policies.	The Policy has been removed from the Submission Version. No change required.
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	In relation to Objective 18 ('To mitigate and adapt to climate change'), one of the indicators identified is 'the number of properties at risk from flooding'. While this is a valid indicator, it is partly outside the control of the local authority. As our flood zones are revised and updated, this may subsequently increase or decrease the number of properties considered to be at risk of flooding within the AAP area.	Amend Sustainability Objective 18: "Note that the number of properties in a flood zone may vary as a result of the revision of a boundary by the Environment Agency as well as increase/decrease in the number of properties through new build/demolition, for example."
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Policy BW H1 (Proposal H1/3) In relation to SA17, an increase in flood risk is considered to be a 'cumulative effect' due to an increase in impermeable areas. This may be so, but where brownfield sites are predominantly impermeable, their redevelopment may provide the opportunity to reduce impermeable surface area, thereby providing a net reduction in run-off within the AAP area.	This comment will equally apply to all Proposals under H1. Comments under the 'Cumulative effects' column for these Proposals should include this amendment: "Redevelopment will lead to an increase in the area of hard surfaces if brownfield sites are predominately permeable, which will increase run-off and the risk of flooding elsewhere. Impermeable sites could offer opportunity to reduce run-off."
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	Policy BW H1 (Proposal H1/3) The site is also identified as being at risk from flooding through SA17, however the SA appears to presume the site will be acceptable for development based on the requirements of the Exception Test in PPS25. There should be no presumption that	One of the aims of the Sustainability Appraisal is to identify mitigation. Policies relating to flooding have been revised as a result of the Strategic Flood Risk Assessment and this issue has been taken into account.

Full Name	Organisation Details	Response	Officers' Recommendation
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	<p>the site is suitable for development in the SA as appropriate mitigation measures must be identified upfront and the Exception Test must be satisfied.</p> <p>Policy BW H1 (Proposal H1/4) The site is identified as being at risk from flooding through SA17, however the SA appears to presume the site will be acceptable for development based on the requirements of the Exception Test in PPS25. There should be no presumption that the site is suitable for development in the SA as appropriate mitigation measures must be identified upfront and the Exception Test must be satisfied.</p>	<p>One of the aims of the Sustainability Appraisal is to identify mitigation. Policies relating to flooding have been revised as a result of the Strategic Flood Risk Assessment and this issue has been taken into account.</p>
Mr Phillip Carter	Planning Liaison Officer, Environment Agency	<p>Policy BW H1 (Proposal H1/5) The site is identified as being at risk from flooding through SA17, however the SA appears to presume the site will be acceptable for development based on the requirements of the Exception Test in PPS25. There should be no presumption that the site is suitable for development in the SA as appropriate mitigation measures must be identified upfront and the Exception Test must be satisfied.</p>	<p>One of the aims of the Sustainability Appraisal is to identify mitigation. Policies relating to flooding have been revised as a result of the Strategic Flood Risk Assessment and this issue has been taken into account.</p>
Mrs Judith Nelson	English Heritage	<p>Reference should be made here to the location of much of the southern and eastern part of the AAP area within the Burnley Wood Conservation Area and the location of Finsley Wharf and the southern section of the Straight Mile within the Canalside Conservation Area.</p>	<p>The "Environmental" baseline section on page 10 of the Preferred Option appraisal should include: "The Burnley Wood Conservation Area covers a large extent of the southern and eastern part of the AAP Area. Finsley Wharf and the southern half of the Straight Mile of the Leeds - Liverpool Canal are part of the Canalside Conservation Area.</p>

Full Name	Organisation Details	Response	Officers' Recommendation
Mrs Judith Nelson	English Heritage	Reference could also be made to vacant and underused buildings of local interest and to the cumulative effect of numerous alterations upon the historic and architectural character of the conservation areas.	<p>The "Environmental" baseline section on page 10 should include:</p> <p>"There are a number of buildings of local interest in the Area that are vacant and underused."</p> <p>The point that the proposals made in the plan could have cumulative effects on the historic character of the area are not relevant to this section as it is descriptive, but they are acknowledged in the relevant sustainability appraisal.</p>
Mrs Judith Nelson	English Heritage	Area 3 'Lambert Howarth/Finsley Wharf' (pg. 27): Any new buildings and redevelopment should also be sympathetic to the adjacent listed buildings.	Covered by the Historic Environment Policy. No change required.
Mrs Judith Nelson	English Heritage	This policy should be amended as suggested above. [Any new buildings and redevelopment should also be sympathetic to the adjacent listed buildings]	Covered by Historic Environment Policy. Recommendations for policy change should be made on AAP document. No change.
Mrs Judith Nelson	English Heritage	Sustainability Objective 15 should be revised to include reference to the need to preserve and enhance the character of the conservation areas.	Sustainability Objective 15a to be amended: "Will it protect and enhance the character and appearance of conservation areas, archaeological sites, historical buildings, townscape, landscape, parks and gardens in their settings?"
Mrs Judith Nelson	English Heritage	Is Lambert Howarth not considered to be an existing employment area? If it is, it is located within the Canal-side Conservation Area and immediately adjacent to the listed buildings within Finsley Wharf and as such the commentary should be revised accordingly.	Not applicable. No change.

Table 4.1

## Removed Policies

## 5 Removed Policies

**5.1** A number of policies were removed from the AAP mainly as a result of consultation responses that noted the policies could be applied to the Borough as a whole and, therefore, could be put in the Core Strategy. The removed policies are listed below (with the Preferred Option policy number):

- BW H2: Housing Mix;
- BW H3: Tenure Mix;
- BW ENV7: Climate Change and the Natural Environment;
- BW ENV8: Wildlife Corridors;
- BW SIT1: Sustainable Travel; and
- BW SIT4: Public Transport Provision.

## Appendix 1: Population, Housing and Local Neighbourhoods

## Appendix 1: Population, Housing and Local Neighbourhoods

++	Strongly positive impact	+	Positive impact	0	No impact or relationship	-	Negative impact	--	Strongly negative impact	?	Uncertain - Impact unknown	T	Operates at this timescale
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Table .1

POLICY BW H1: NEW HOUSING DEVELOPMENT													
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.													
Sustainability Objective	Scale			Timescale			Cumulative effects				Commentary		
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)							
1. To reduce the disparities of local and sub-regional economic performance	?	0	0	T	T		The combined effects of the redevelopment proposals in the AAP on the population of the area could increase demand for local service business, making them more sustainable.				There is no indicator available to determine the number of businesses in the area.		
2. To exploit the growth potential of business sectors	?	0	?	T	T		The effects of the renewable and low carbon (RLC) policy element are uncertain as it is dependent on the number of relevant businesses.				There is potential for existing and new suppliers/installers of RLC technologies in the area to benefit.		
3. To develop and market the borough's image	++	0	+	T	T		The combined effects of the redevelopment in the AAP will improve the built environment and support the Housing Market Renewal programme. When taken				New housing built to be sensitive to the character and setting of the Conservation Area will improve the image of the area. The cumulative effects will be indirect, for example, increased investment, house		

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		Long (over 6 years)
							prices in line with sub-regional levels, and visitor numbers, which would be monitored at a Borough level. An increase in the population of the Borough may also be indicative of the success of Housing Market Renewal.  RLC requirements are unlikely to have any negative effects on the quality of the built environment as any development will be in line with the Design Guidance SPD. Housing that has a percentage of energy supplied from renewable or low carbon sources has the potential for income generation and is less susceptible to fluctuations in
4. To deliver urban renaissance	++/?	0	0	T	T		into account with redevelopment in other AAPs across the Borough, this will revive the housing market and make the area more attractive to residents and investors.  The predicted positive effects will be monitored through changes in house prices and the number of vacancies, for example. The redevelopment may not directly benefit the most deprived groups due to affordability, but uplift effects on adjacent areas could do. A provision for affordable

<b>POLICY BW H1: NEW HOUSING DEVELOPMENT</b>									
<b>Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.</b>									
<b>Sustainability Objective</b>	<b>Scale</b>			<b>Timescale</b>			<b>Cumulative effects</b>	<b>Commentary</b>	
	<b>Urban</b>	<b>Rural</b>	<b>Outside Area</b>	<b>Short (0 to 3 years)</b>	<b>Medium (3 to 6 years)</b>	<b>Long (over 6 years)</b>			
							Redevelopment will be sensitive to the character and setting of the Conservation Area.	or social housing will be ensured through saved Local Plan policies or replacement Core Strategy policies.  There is potential for existing and new suppliers/installers of RLC technologies in the area to benefit.	
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	?	0	0	T	T		Uncertain.	There is potential to reduce poverty as fuel bills should be lower in housing that is well insulated and with a proportion of energy supplied from a renewable or low carbon source. However, the energy management of the property by the residents will play a major factor in the amount of energy used.	
7. To develop and maintain a healthy labour market	0	0	0				None.	No likely effects.	

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		
8. To reduce the need to travel, improve choice and use of sustainable transport modes	?/-	0	?	T	T		Redevelopment should take into account the predicted increase in traffic through mitigation under Policies BW SIT 1 and 2.  There are currently no air quality issues in the AAP, but it may require monitoring in future.
9. To improve physical and mental health, amenity, and reduce health inequalities	?	0	0	T	T		Any benefits would be indirect and not possible to attribute using indicators as there may be other factors, such as lifestyle, which can have an effect.  New housing with a proportion from renewable or low carbon sources should be easier and less costly to heat, reducing the incidences of illness. This will be dependent on the energy management by the occupier however.
10. To improve access to a range of good quality affordable and	++/?	0	?	T	T		Family housing developments will be encouraged to meet Lifetime Homes standard through the principles of sustainable design. Housing will be

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		
resource efficient housing							<p>resource efficient as the lead developer partner is required to meet the Code for Sustainable Homes Level 3. Provision of energy from RLC sources will contribute to meeting Code for Sustainable Homes Standards.</p> <p>The effects of stabilising and improving the housing market in the Borough could reduce the number of properties that are currently affordable. A provision for affordable or social housing will be ensured through saved Local Plan policies or replacement Core Strategy policies.</p>
11. To reduce crime, disorder and the fear of crime	+	0	?	T	T		<p>The combined effects of the redevelopment in the AAP could lead to uplift in adjacent areas, which could indirectly reduce anti-social behaviour and enable residents to make improvements to the security of their properties.</p> <p>New residential development will be built to comply with 'Secure by Design' standards. Recorded crime rates could be used as a proxy indicator for this.</p>

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		
12. To enable groups and communities to contribute to decision making and be involved in implementation	+/-	0	0	T			Local communities have been consulted throughout the process. The use of compulsory purchase orders will remove the ability of a section of the community to influence decision making.
13. To develop strong and positive relationships between people from different backgrounds and communities	+/?/-	0	0	T	T		Although a mix of housing will lead to a more diverse community, improved relations and a sense of well being etc. cannot be ensured as a result. Monitoring of the neighbouring Targeted Area Initiative should give some indication as to community relations in the area generally. Clearance will result in the existing community being displaced elsewhere. People moved from cleared areas should be given assistance to relocate in the area, if appropriate.
14. To improve access to and use of basic goods, services and	+/?	0	?	T	T		The area is well served by services and amenities being close to the town centre. Depending on the current level of demand an increase in local population could place

<b>POLICY BW H1: NEW HOUSING DEVELOPMENT</b>								
<b>Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.</b>								
<b>Sustainability Objective</b>	<b>Scale</b>			<b>Timescale</b>			<b>Cumulative effects</b>	<b>Commentary</b>
	<b>Urban</b>	<b>Rural</b>	<b>Outside Area</b>	<b>Short (0 to 3 years)</b>	<b>Medium (3 to 6 years)</b>	<b>Long (over 6 years)</b>		
amenities for all groups							housing could place an additional pressure on some services such as doctors' surgeries and schools, if these are already at or near capacity.	additional burden on services leading to uncertainties regarding the quality of services in the longer term or provide enough population to sustain the service.  A section of the Neighbourhood Park will be lost to development.
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	+/-	0	0	T	T		The combined effects of the redevelopment in the AAP will lead to an enhancement of the distinctiveness of the built environment through the provision of high quality homes.	New housing in or adjacent to the Conservation Area will be sustainably designed, adhering to the Burnley Wood Design Guide to ensure it is sensitive to the historic character. A section of the Neighbourhood Park will be lost to development.
16. To protect and enhance the natural environment across the Borough	+	0	?	T	T		There is potential for bringing more biodiversity into the area but this is dependent on the design of the redevelopment and the links established between areas BW H1/1-4.	Brownfield land will be used. There is potential for the design of the redevelopment to enhance local biodiversity through the provision of gardens and use of native species. Any impact will be difficult to measure at this geographical scale.

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		
17. To protect and improve environmental quality	+/?	0	?	T	T		<p>Redevelopment should take into account the predicted increase in traffic and mitigate under Policies BW SIT 1 and 2. Redevelopment should integrate sustainable drainage systems (SUDS) to help manage flooding, which will contribute to achieving Code for Sustainable Homes Level 3.</p> <p>The combined effects of the redevelopment in the AAP area will lead to increased traffic volumes, which could adversely affect local air quality. Redevelopment will lead to an increase in the area of hard surfaces if brownfield sites are predominately permeable, which will increase run-off and the risk of flooding elsewhere. Impermeable sites could offer opportunity to reduce run-off.</p> <p>Development will contribute to the amount of vacant land in the area being reduced.</p>
18. To mitigate and adapt to climate change	++	0	?	T	T		<p>The tightening of Building Regulations means that energy efficiency in new homes has to be improved from a 2006 baseline by 25% in 2010, 44% in 2013 and zero carbon in 2016. The increased use of</p> <p>Combined effects of new more energy efficient housing will reduce energy consumption compared to older housing stock,</p>

<b>POLICY BW H1: NEW HOUSING DEVELOPMENT</b>									
<b>Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.</b>									
<b>Sustainability Objective</b>	<b>Scale</b>			<b>Timescale</b>			<b>Cumulative effects</b>	<b>Commentary</b>	
	<b>Urban</b>	<b>Rural</b>	<b>Outside Area</b>	<b>Short (0 to 3 years)</b>	<b>Medium (3 to 6 years)</b>	<b>Long (over 6 years)</b>			
							although there will be more housing so emissions could increase overall.	renewable and low carbon technologies to provide energy for new homes help to mitigate against climate change. This relates to Code for Sustainable Home Levels 3, 4 and 6, respectively. Code for Sustainable Homes Level 3 means that water use will be reduced by 15 litres beyond current building regulations.	
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	+/-	0	-	T	T		The combined effects of the redevelopment in all of the AAP areas will lead to a large demand for raw materials. The majority of these will be sourced outside the Borough, which will lead to adverse impacts in terms of extraction and transport.	New build for redevelopment will require the use of raw materials. Developers should be encouraged to use materials that are responsibly sourced as this will contribute towards achieving The Code for Sustainable Homes Level 3 as required. Clearance of existing buildings has a negative effect as it prevents reuse and loses embedded energy.	
20. To minimise the requirement for energy use, promote efficient use and increase the use of	+	0	+	T	T		The combined effects of the redevelopment in the Area will increase average energy efficiency in buildings and minimise the need for energy.	Code for Sustainable Homes Level 3 would exceed the energy efficiency required by 2006 Building Regulations by 25%. Provision of energy from RLC sources will contribute to meeting Code for Sustainable Homes Standards.	

POLICY BW H1: NEW HOUSING DEVELOPMENT							
Proposal BW H1/1: Land at Clarence Street / Kirkgate / Branch Road.							
Sustainability Objective	Scale			Timescale		Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		
energy from renewable resources							
21. To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	?	0	?	T	T	Potential for cumulative effects in the area as more waste will be produced to increased housing numbers, although a proportion of this will be recycled by the Council.	New homes will increase the amount of waste produced in the area, although a proportion of this will be collected for recycling. Developers should be encouraged to minimise and recycle waste during construction and to integrate recycling and composting facilities in the development as this will contribute to the Code for Sustainable Homes Level 3.

Table .2 TABLE BWH1/1

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal BW TAI1/1: Targeted Area Initiative for Burnley Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
1. To reduce the disparities of local and sub-regional economic performance	0	0	0				None.	No likely effects.	
2. To exploit the growth potential of business sectors	0	0	0				None.	No likely effects.	
3. To develop and market the borough's image	+	0	?	T	T	T	Effects of the TAI will be synergistic in that the interaction of the elements of the TAI will produce a total effect greater than the sum of the individual effects. The secondary effect of TAIs across the four AAP Areas could be that the image of the Borough is improved.	TAIs will contribute towards the aims of Housing Market Renewal by dealing with issues that can affect the housing market.	
4. To deliver urban renaissance	+	0	0	T	T	T	Effects of the TAI will be synergistic in that the interaction of the elements of the TAI will produce a	The TAI will improve certain social and environmental conditions through a range of measures which will be monitored for effectiveness.	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal BW TAI1/1: Targeted Area Initiative for Burnley Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
							total effect greater than the sum of the individual effects.		
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	0	0	0				None.	No likely effects.	
7. To develop and maintain a healthy labour market	0	0	0				None.	No likely effects.	
8. To reduce the need to travel, improve choice and use of sustainable transport modes	0	0	0				None.	No likely effects.	
9. To improve physical and mental health, amenity, and reduce health inequalities	+	0	0	T	T	T	Targeted health initiatives combined with potential secondary effects as social and environmental conditions improve, should lead to improvements.	Joint working with the County Council and PCT should help to address health issues. As some of the effects are likely to be indirect they will be difficult to attribute to any particular cause through monitoring.	
10. To improve access to a range of good quality affordable and resource efficient housing	+	0	0	T	T	T	The average energy efficiency of properties in the area should improve if	Partnership work with an approved registered social landlord will lead to improvements in housing conditions	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal BW TAI1/1: Targeted Area Initiative for Burnley Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
							vacant or poorly managed properties are brought back into use.	by bringing poorly managed or vacant properties under effective management.	
11. To reduce crime, disorder and the fear of crime	?	0	0	T	T	T	None.	Dependent on the issues and the initiatives used in the TIA toolkit to address them. Anti-social behaviour could be reduced through landlord licensing, for example.	
12. To enable groups and communities to contribute to decision making and be involved in implementation	+	0	0	T	T	T	None.	The community has been consulted throughout the process.	
13. To develop strong and positive relationships between people from different backgrounds and communities	+	0	0	T	T	T	None.	Reducing anti-social problems should help to improve community relations in the area.	
14. To improve access to and use of basic goods, services and amenities for all groups	0	0	0				None.	No likely effects.	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal BW TAI1/1: Targeted Area Initiative for Burnley Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	?	0	0				None.	Any vacant properties could be brought back into use by the approved registered social landlord, which would help to protect and enhance the townscape.	
16. To protect and enhance the natural environment across the Borough	0	0	0				None.	No likely effects.	
17. To protect and improve environmental quality	?	0	0				None.	Dirty back yards and fly tipping could be dealt with through enforcement action and/or alley gating if used in the TAI Toolkit for this area, which would reduce reports or untidy land and fly tipping.	
18. To mitigate and adapt to climate change	0	0	0				None.	No likely effects.	
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	0	0	0				None.	No likely effects.	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal BW TAI1/1: Targeted Area Initiative for Burnley Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
20. To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	+	0	0	T	T	T	The average energy efficiency of properties in the Area should improve if vacant or poorly managed properties are brought back into use.	Although energy efficiency is not specified bringing vacant properties back into use will include replacing windows and doors with UPVC double glazing, insulating the loft space beyond building regulations, insulating new concrete floors and using insulated plasterboard on the external walls. 'A' rated boilers for the gas central heating.	
21. To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	0	0	0				None.	No likely effects.	

Table .3 TABLE BW TAI1/1

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal HW TAI1/1 : Targeted Area Initiative for Healey Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
1. To reduce the disparities of local and sub-regional economic performance	0	0	0				None.	No likely effects.	
2. To exploit the growth potential of business sectors	0	0	0				None.	No likely effects.	
3. To develop and market the borough's image	+	0	?	T	T	T	Effects of the TAI will be synergistic in that the interaction of the elements of the TAI will produce a total effect greater than the sum of the individual effects. The secondary effect of TAIs across the four AAP Areas could be that the image of the Borough is improved.	TAIs will contribute towards the aims of Housing Market Renewal by dealing with issues that can affect the housing market.	
4. To deliver urban renaissance	+	0	0	T	T	T	Effects of the TAI will be synergistic in that the interaction of the elements of the TAI will produce a	The TAI will improve certain social and environmental conditions through a range of measures which will be monitored for effectiveness.	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal HW TAI1/1 : Targeted Area Initiative for Healey Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
							total effect greater than the sum of the individual effects.		
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	0	0	0				None.	No likely effects.	
7. To develop and maintain a healthy labour market	0	0	0				None.	No likely effects.	
8. To reduce the need to travel, improve choice and use of sustainable transport modes	0	0	0				None.	No likely effects.	
9. To improve physical and mental health, amenity, and reduce health inequalities	?	0	0	T	T	T	Potential secondary effects on health issues as social and environmental conditions improve.	As the effects are likely to be indirect they will be difficult to attribute to any particular cause by monitoring.	
10. To improve access to a range of good quality affordable and resource efficient housing	?	0	0	T	T	T	The average energy efficiency of properties in the area should improve if vacant or poorly managed properties are brought back into use.	Partnership work with an approved registered social landlord will lead to improvements in housing conditions by bringing poorly managed or vacant properties under effective management.	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal HW TAI1/1 : Targeted Area Initiative for Healey Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
11. To reduce crime, disorder and the fear of crime	?	0	0	T	T	T	None.	Dependent on the issues and the initiatives used in the TAI toolkit to address them. Anti-social behaviour could be reduced through landlord licensing, for example.	
12. To enable groups and communities to contribute to decision making and be involved in implementation	+	0	0	T	T	T	None.	The community has been consulted throughout the process.	
13. To develop strong and positive relationships between people from different backgrounds and communities	+	0	?	T	T	T	None.	Reducing any anti-social problems should help to improve community relations in the area.	
14. To improve access to and use of basic goods, services and amenities for all groups	0	0	0				None.	No likely effects.	
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	0	0	0				None.	None.	

<b>POLICY BW TAI1: TARGETED AREA INITIATIVES</b>									
<b>Proposal HW TAI1/1 : Targeted Area Initiative for Healey Wood</b>									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
16. To protect and enhance the natural environment across the Borough	0	0	0				None.	No likely effects.	
17. To protect and improve environmental quality	?	0	0				None.	Dependent on the issues and the initiatives used in the TAI toolkit to address them. For example, dirty back yards and fly tipping could be dealt with through enforcement action, which would reduce reports of untidy land and fly tipping.	
18. To mitigate and adapt to climate change	0	0	0				None.	No likely effects.	
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	0	0	0				None.	No likely effects.	
20. To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	+	0	0	T	T	T	The average energy efficiency of properties in the area should improve if vacant or poorly managed properties are brought back into use.	Although energy efficiency is not specified, bringing vacant properties back into use will include replacing windows and doors with UPVC double glazing, insulating the loft space beyond building regulations,	

POLICY BW TAI1: TARGETED AREA INITIATIVES									
Proposal HW TAI1/1 : Targeted Area Initiative for Healey Wood									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
21. To manage waste sustainably. minimise waste, its production, and increase re-use, recycling and recovery rates	0	0	0				None.	No likely effects.	
								insulating new concrete floors and using insulated plasterboard on the external walls. 'A' rated boilers for the gas central heating.	

Table .4 TABLE HWTAI1/1



## Appendix 2: Economy and Work

## Appendix 2: Economy and Work

POLICY BW EW1: NEW EMPLOYMENT DEVELOPMENT							
Sustainability Objective	Scale			Timescale		Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		Long (over 6 years)
1. To reduce the disparities of local and sub-regional economic performance	+	0	0	T	T	T	Allocating the sites for employment use will help to provide job opportunities in an area of need.
2. To exploit the growth potential of business sectors	+/?	0	0	T	T	T	Physical access to employment opportunities from the Area will be improved.  There is potential for existing and new suppliers/installers of RLC technologies in the area to benefit.
3. To develop and market the borough's image	?	0	0	T	T	T	Currently vacant sites will be brought back into use.  Unlikely to be any negative effects on the quality of the built environment from RLC installations as any development will be in line with the Design Guidance SPD.

POLICY BW EW1: NEW EMPLOYMENT DEVELOPMENT									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
4. To deliver urban renaissance	?	0	0	T	T	T	None.	Social and economic conditions could be improved if job opportunities meet the needs of local people.	
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	+/?	0	0	T	T	T	Cumulative effects between the sites.	Physical accessibility to jobs will be improved as the site is in an area of relatively high unemployment and close to public transport links. Proposals under Sustainable and Inclusive Transport will improve access to jobs. Uncertain as to whether jobs provided would meet the needs of local people.	
7. To develop and maintain a healthy labour market	?	0	0	T	T	T	Uncertain.	Dependent on the range of jobs available.	
8. To reduce the need to travel, improve choice and use of sustainable transport modes	?	0	0	T	T	T	The combined effects of the redevelopment in the AAP will lead to an increase in traffic volumes, to which an employment site will contribute. There could also be indirect effects on air quality in and around the AAP Area.	Development of the site will lead to an increase in local car traffic, and possibly lorry traffic depending on the business types. Sustainable and Inclusive Transport Policies BW SIT1-2 will provide mitigation but there is no guarantee that sustainable modes will be used.	

POLICY BW EW1: NEW EMPLOYMENT DEVELOPMENT							
Sustainability Objective	Scale			Timescale			Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)	
9. To improve physical and mental health, amenity, and reduce health inequalities	0	0	0				No likely effects.
10. To improve access to a range of good quality affordable and resource efficient housing	0	0	0				No likely effects.
11. To reduce crime, disorder and the fear of crime	0	0	0				No likely effects.
12. To enable groups and communities to contribute to decision making and be involved in implementation	0	0	0				No likely effects.
13. To develop strong and positive relationships between people from different backgrounds and communities	0	0	0				No likely effects.
14. To improve access to and use of basic goods, services and amenities for all groups	0	0	0				No likely effects.

POLICY BW EW1: NEW EMPLOYMENT DEVELOPMENT							
Sustainability Objective	Scale			Timescale			Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)	
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	?	0	0				Policy BW ENV1: Historic Environment will ensure that development respects the historic character of the area.
16. To protect and enhance the natural environment across the Borough	0	0	0				No likely effects.
17. To protect and improve environmental quality	+/?	0	0	T	T	T	The amount of vacant land will be reduced. Redevelopment will take into account the predicted increase in traffic through the Sustainable and Inclusive Transport.
18. To mitigate and adapt to climate change	+	0	?	T	T	T	The increased use of RLC technologies to provide energy for new development will help to mitigate against climate change by reducing greenhouse gas emissions.

POLICY BW EW1: NEW EMPLOYMENT DEVELOPMENT							
Sustainability Objective	Scale			Timescale		Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)		Long (over 6 years)
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	-	0	-	T	T	T	The combined effects of the redevelopment in all of the AAP Areas will lead to a large demand for raw materials. The majority of these will be sourced outside the Borough, which will lead to adverse impacts in terms of extraction and transport.  Clearance of the existing buildings will result in the loss of embodied energy.
20. To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	++	0	?	T	T	T	The requirement for RLC technologies increase the use of energy from renewable sources. There are several large sites that could produce significant RLC energy.  The combined effects of the redevelopment in the Area will increase average energy efficiency in buildings and minimise the need for energy.
21. To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	?	0	?	T	T	T	There is currently no requirement for commercial enterprises to recycle waste, although there will be in future under the Landfill Tax obligation.  Uncertain.

Table .1 TABLE BW EW1

## Appendix 3: Environment and Sustainable Development

### Appendix 3: Environment and Sustainable Development

POLICY BW ENV4: INTERIM TREATMENT OF CLEARED SITES							
Sustainability Objective	Scale			Timescale			Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)	
1. To reduce the disparities of local and sub-regional economic performance	0	0	0				No likely effects.
2. To exploit the growth potential of business sectors	0	0	0				No likely effects.
3. To develop and market the borough's image	+	0	+	T	T	T	Providing an interim use on cleared sites will support regeneration objectives by improving the visual amenity of the area, rather than leaving a cleared brownfield site with minimal intervention. Effects will be particularly noticeable as clearance is continuing but construction has slowed due to the economic downturn.
4. To deliver urban renaissance	+/?	0	0	T	T	T	Social and environmental conditions will be improved by providing a temporary use for the site, which will prevent degradation and dereliction.

POLICY BW ENV4: INTERIM TREATMENT OF CLEARED SITES									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
								The quantity and quality of open space will be improved. Any improvements may be lost when sites are developed unless there are options to incorporate some elements.	
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	0	0	0				None.	No likely effects.	
7. To develop and maintain a healthy labour market	0	0	0				None.	No likely effects.	
8. To reduce the need to travel, improve choice and use of sustainable transport modes	0	0	0				None.	No likely effects.	
9. To improve physical and mental health, amenity, and reduce health inequalities	?	0	0	T	T	T	Uncertain.	Dependent on the interim use. Potential for health related activities.	
10. To improve access to a range of good quality affordable and resource efficient housing	0	0	0				None.	No likely effects.	
11. To reduce crime, disorder and the fear of crime	?	0	0	T	T	T	Uncertain.	Providing an interim use may discourage flytipping and other forms of anti-social behaviour.	

POLICY BW ENV4: INTERIM TREATMENT OF CLEARED SITES									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
12. To enable groups and communities to contribute to decision making and be involved in implementation	+	0	0	T	T	T	Communities across the area will be consulted.	Public engagement in developing interim uses will be important in ensuring the success of projects.	
13. To develop strong and positive relationships between people from different backgrounds and communities	?	0	0	T	T	T	Uncertain.	Dependent on the interim use and the members of the community that can and will participate.	
14. To improve access to and use of basic goods, services and amenities for all groups	+	0	0	T	T	T	Cumulative effects as more sites are treated.	Access to green space and potentially cultural (arts) projects could be improved, dependent on the use. Any improvements may be lost when sites are developed unless there are options to incorporate some elements.	
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	+	0	+	T	T	T	Effects will be cumulative within the area as cleared sites may be created at different times. The effects will also be combined with the other AAP areas improving the townscape across the borough.	Providing a managed use for cleared sites will improve the appearance of the townscape until development takes place.	

POLICY BW ENV4: INTERIM TREATMENT OF CLEARED SITES							
Sustainability Objective	Scale			Timescale			Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)	
16. To protect and enhance the natural environment across the Borough	?	0	0	T	T	T	Dependent on the interim use. Any improvements may be lost when sites are developed unless there are options to incorporate some elements.
17. To protect and improve environmental quality	+	0	0	T	T	T	Providing an interim use for sites will reduce the amount of vacant/derelict land until development takes place.
18. To mitigate and adapt to climate change	?	0	0	T	T	T	Dependent on the end use. Where the sites create green infrastructure that provides adaptation functions there will be benefits. Any improvements may be lost when sites are developed unless there are options to incorporate some elements.
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	0	0	0				No likely effects.

<b>POLICY BW ENV4: INTERIM TREATMENT OF CLEARED SITES</b>									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
20. To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	0	0	0				None.	No likely effects.	
21. To manage waste sustainably. minimise waste, its production, and increase re-use, recycling and recovery rates	0	0	0				None.	No likely effects.	

**Table .1 TABLE BW ENV4**

<b>POLICY BW ENV6: DEVELOPMENT AND FLOOD RISK (areas requiring a Flood Risk Assessment are BW EW/1/1 - Land at Lutner Street and BW EW/2 Land at Plumbe Street)</b>									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
1. To reduce the disparities of local and sub-regional economic performance	0	0	0				None.	No likely effects.	
2. To exploit the growth potential of business sectors	0	0	0				None.	No likely effects.	

POLICY BW ENV6: DEVELOPMENT AND FLOOD RISK (areas requiring a Flood Risk Assessment are BW EW/1/1 - Land at Lutner Street and BW EW/1/2 Land at Plumbe Street)									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
3. To develop and market the borough's image	?	0	0	T	T	T	Uncertain as depends on the types of measures implemented.	The use of measures such as swales, ditches and ponds as sustainable drainage would create new habitats and help to alleviate flooding, preventing damage to property and producing economic benefits from the natural environment.	
4. To deliver urban renaissance	+	0	+	T	T	T	The combined effects of implementing flood risk mitigation measures and sustainable drainage systems across this area, and combined with other areas, could help to alleviate flooding elsewhere.	Social and environmental conditions will be improved by reducing flood risk and damage to property, including employment sites.	
5. To deliver rural renaissance	0	0	0				None.	No likely effects.	
6. To secure economic inclusion	0	0	0				None.	No likely effects.	
7. To develop and maintain a healthy labour market	0	0	0				None.	No likely effects.	
8. To reduce the need to travel, improve choice and use of sustainable transport modes	0	0	0				None.	No likely effects.	

POLICY BW ENV6: DEVELOPMENT AND FLOOD RISK (areas requiring a Flood Risk Assessment are BW EW/1/1 - Land at Lutner Street and BW EW/1/2 Land at Plumbe Street)									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
9. To improve physical and mental health, amenity, and reduce health inequalities	0	0	0				None.	No likely effects.	
10. To improve access to a range of good quality affordable and resource efficient housing	0	0	0				None.	No likely effects.	
11. To reduce crime, disorder and the fear of crime	0	0	0				None.	No likely effects.	
12. To enable groups and communities to contribute to decision making and be involved in implementation	0	0	0				None.	No likely effects.	
13. To develop strong and positive relationships between people from different backgrounds and communities	0	0	0				None.	No likely effects.	
14. To improve access to and use of basic goods, services and amenities for all groups	0	0	0				None.	No likely effects.	

POLICY BW ENV6: DEVELOPMENT AND FLOOD RISK (areas requiring a Flood Risk Assessment are BW EW/1/1 - Land at Lutner Street and BW EW/1/2 Land at Plumbe Street)								
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)		
15. To protect, enhance and manage the Borough's rich diversity of cultural and built environment and archaeological assets	+	0	+	T	T	T	The combined effects of implementing flood risk mitigation measures and sustainable drainage systems across this area, and combined with other areas, could help to alleviate flooding elsewhere.	Measures to reduce flood risk will help to protect the built environment from potential damage associated with flooding. Flood risk is predicted to increase with climate change so any measures implemented will help to alleviate future risk.
16. To protect and enhance the natural environment across the Borough	+/?	0	0	T	T	T	Any watercourses will be protected from development. Uncertain as depends on the types of measures implemented.	The use of measures such as swales, ditches and ponds as sustainable drainage would create new habitats and support and enhance biodiversity in the Area. Any deculverting and naturalisation would enhance the river environment.
17. To protect and improve environmental quality	+	0	0	T	T	T	The combined effects of implementing flood risk mitigation measures and sustainable drainage systems across this area, and combined with other areas, could help to alleviate flooding elsewhere.	The risk of flooding will be reduced or managed through the introduction of mitigation measures and sustainable drainage systems.

<b>POLICY BW ENV6: DEVELOPMENT AND FLOOD RISK (areas requiring a Flood Risk Assessment are BW EW/1/1 - Land at Lutner Street and BW EW/1/2 Land at Plumbe Street)</b>									
Sustainability Objective	Scale			Timescale			Cumulative effects	Commentary	
	Urban	Rural	Outside Area	Short (0 to 3 years)	Medium (3 to 6 years)	Long (over 6 years)			
18. To mitigate and adapt to climate change	++/-	0	0	T	T	T	The combined effects of implementing flood risk mitigation measures and sustainable drainage systems across this area, and combined with other areas, could help to alleviate flooding elsewhere.	Mitigation measures and sustainable drainage systems will contribute towards maintaining run-off and recharge within the carrying capacity of local watercourses, which will help to reduce flood risk. This will also help mitigate future predicted increases in flood risk as a result of climate change.	
19. To ensure the prudent use of natural resources and the sustainable management of existing resources	0	0	0				None.	No likely effects.	
20. To minimise the requirement for energy use, promote efficient use and increase the use of energy from renewable resources	0	0	0				None.	No likely effects.	
21. To manage waste sustainably, minimise waste, its production, and increase re-use, recycling and recovery rates	0	0	0				None.	No likely effects.	

**Table .2 TABLE BW ENV6**





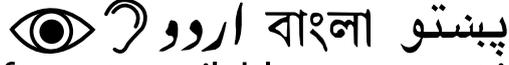


## FOR MORE INFORMATION:

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پہ درخواست کولو ( غوختنے) سرہ دہ دے نور صورتونہ ( فارمیٹس) ہم فراہم کیڈے شی - سرہ دہ

ترجمے، غتہ لکھائی، اڈیو او بریل فون / ٹیکسٹ فون: 01282 477115

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