

Option 1

“Do nothing”

Content

- Do nothing and rely on existing Core Strategy and National Policy

Implications

- Development is most likely to occur in areas where developers own land
- This will largely be in the west of the Borough, which is most commercially viable
- “Planning by appeal” as there would be no allocated sites
- Existing local policies would grow progressively more out of date, placing reliance on national policy
- Government may force the Council to produce a Plan at considerable expense or impose one on the Borough
- People will leave the Borough as not meeting housing needs
- Employers relocate due to loss of opportunities and jobs lost
- Less control over planning decisions including levels of affordable housing and design quality

Option 2

“Go for Growth”

Content

- Maximise employment and housing growth providing at or close to maximum levels achievable
- Emphasis on greenfield sites
- Large level of building within the countryside and reduction of the Green Belt to prioritise development opportunities
- Most development would be low or medium density

Implications

- Would deliver wider economic benefits, e.g., create and retain more jobs and increase spending within the local economy
- Attractive to private sector
- Potential to lever in Government funding
- Could be more developer funding for mitigation measures
- Pressure on land and infrastructure in A56/M66 corridor as this is the area favoured by the market
- Further loss of countryside in areas such as Loveclough
- Most development would be low or medium density
- More deprived areas and brownfield land could be left further behind
- Greatest environmental impact, e.g. on areas of ecological value
- Highest potential landscape impact, e.g. building up valley sides
- Substantial demands on existing infrastructure such as roads and schools
- Congestion, especially on routes to Manchester
- More affordable housing provided

Option 3

“Environmental Protection focus”

Content

- Produce a plan that emphasises environmental and infrastructure constraints
- Maximise use of existing buildings and brownfield land
- Minimise loss of greenfield and green belt land
- High density development wherever possible

Implications

- Helps to maintain the existing character of the area
- Protects and enhances landscape and ecological assets
- Promotes the re-use of older buildings and under-used land
- Reduces land-take
- Issues with flood risk, contamination and access on a number of mill sites impact on viability and deliverability
- Lack of a strong local market for apartments
- Would be very difficult to deliver anticipated housing requirements in full-Plan could potentially be unacceptable to Government
- Would limit the amount of housing with gardens that could be built
- Overall viability issues and risks to Plan soundness if sites not found to be deliverable
- Not able to provide for housing and employment needed
- Limited opportunities for young people to remain in the Valley

Option 4

Draft Plan

Content

- Seeks to meet the housing and employment requirements set out in the evidence base
- Aims to balance creation of new employment and housing provision with environmental protection
- Provision of housing and employment sites in locations where the development industry wants to build
- Master-planning of bigger sites

Implications

- Independently assessed need for housing and employment is met
- Brownfield sites are brought forward where possible
- Large, viable development opportunities
- Development encouraged around Bacup
- Sensitive countryside land is protected
- Strategic Environmental Corridor network introduced
- Loss of Green Belt in a number of locations, especially around Edenfield
- Some sites released that would have visual impact
- Providing housing to meet the Borough's needs
- Employment helps retain working population