

Sustainability Appraisal of the Rossendale Local Plan

Reasonable Alternatives

Final SA Report

May 2017



Sustainability Appraisal of the Rossendale Local Plan Reasonable Alternatives: Sites

Reasonable Alternatives SA Report

LC-249	Document Control Box
Client	Rossendale Borough Council
Report Title	Sustainability Appraisal of the Rossendale Local Plan
Number	V3
Status	Final
Filename	LC-303_Rossendale_SA_9_230517RC.docx
Date	May 2017
Author	RC
Reviewed	ND
Approved	ND

About this report & Notes for reader

Lepus Consulting Ltd (Lepus) has prepared this draft report for the use of Rossendale Borough Council. There are a number of limitations, which should be borne in mind when considering the results and conclusions of this report. No party should alter or change this report whatsoever without written permission from Lepus.

© Lepus Consulting Ltd

SEA is a tool for predicting potential significant effects. The actual effects may be different from those identified. Prediction of effects is made using an evidence-based approach and incorporates a judgement.

The assessments above are based on the best available information, including that provided to Lepus by the Council and information that is publicly available. No attempt to verify these secondary data sources has been made and they have assumed to be accurate as published.

Every attempt has been made to predict effects as accurately as possible using the available information. Many effects will depend on the size and location of development, building design and construction, proximity to sensitive receptors such as wildlife sites, conservation areas, flood risk areas and watercourses, and the range of uses taking place. The assessment was prepared between March 2016 and May 2017 and is subject to and limited by the information available during this time.

This report has been produced to assess the sustainability effects of the Emerging Local Plan. It is not intended to be a substitute for Environmental Impact Assessment (EIA) or Appropriate Assessment (AA). For further information on the differences between the products please see: http://www.rspb.org.uk/Images/environmentalassessment_tcm9-257008.pdf

Client comments can be sent to Lepus using the following address.

1 Bath Street,
Cheltenham
Gloucestershire

GL50 1YE

Telephone: 01242 525222

E-mail: enquiries@lepusconsulting.com

www.lepusconsulting.com

Contents

1	Introduction.....	1
1.1	Background.....	1
1.2	Purpose of this report.....	1
1.3	About Rossendale	2
1.4	Reasonable alternatives: Sites	3
1.5	Policies	6
1.6	Using this document.....	8
2	Methodology.....	9
2.1	Sustainability Appraisal and Strategic Environmental Assessment	9
2.2	Stages of SA	9
2.3	The Sustainability Appraisal Framework.....	11
2.4	Approach to the appraisal	13
2.5	Sources	15
2.6	Assumptions and Limitation.....	16
3	Assessment of Sites	22
3.2	Assessment uniformity	22
3.3	Rising Bridge	24
3.4	Helmshore.....	27
3.5	Haslingden.....	32
3.6	Edenfield	40
3.7	Crawshawbooth	47
3.8	Goodshaw & Loveclough.....	49
3.9	Water.....	54
3.10	Rawtenstall, Newchurch & Longholme.....	56
3.11	Southeast Rawtenstall and Waterfoot	67
3.12	Ewood Bridge & Irwell Vale	72
3.13	Stacksteads	75
3.14	Bacup.....	81
3.15	Weir	93
3.16	Whitworth & Facit.....	95
3.17	Britannia.....	101
3.18	Shawforth.....	103
4	Assessment of Policies.....	106
4.2	Presumption in favour of sustainable development	106
4.3	Meeting Rossendale’s housing requirements	106
4.4	Affordable housing	107
4.5	Housing density.....	107
4.6	Housing standards.....	108
4.7	Private Residential Garden Development.....	108
4.8	Open Space Requirements in New Housing Developments.....	109
4.9	Playing Pitch Requirement in New Housing Developments	110
4.10	Private outdoor amenity space	110
4.11	Housing Extensions.....	111

4.12	Replacement dwellings.....	111
4.13	Rural Affordable Housing – Rural Exception Sites	112
4.14	Conversion and Re-Use of Rural Buildings in the Countryside.....	112
4.15	Rural Workers Dwellings.....	113
4.16	Gypsies, Travellers and Travelling Showpeople	113
4.17	Supported housing.....	114
4.18	Self-Build and Custom Built Houses.....	115
4.19	Provision for Employment.....	115
4.20	Employment Site Allocations.....	115
4.21	Employment Site and Premises	116
4.22	Development Criteria for Employment Generating Development.....	117
4.23	Employment Development in non-allocated employment areas	117
4.24	Retail and Other Town Centre Uses	118
4.25	Rawtenstall Town Centre Development.....	119
4.26	Development and Change of Use in District and Local Centres	119
4.27	Existing Local Shops.....	120
4.28	Hot Food Takeaways.....	120
4.29	Shop Fronts.....	121
4.30	High Quality Development in the Borough	121
4.31	Heritage Assets.....	122
4.32	Local List.....	122
4.33	Landscape Character and Quality.....	123
4.34	Biodiversity, Geodiversity and Ecological Networks.....	123
4.35	Green Infrastructure.....	124
4.36	Greenlands.....	125
4.37	Environmental Protection.....	125
4.38	Wind Turbine Areas of Search.....	126
4.39	Wind Farm and Individual Turbines.....	127
4.40	Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality.....	127
4.41	Trees and Hedgerows	128
4.42	Playing Pitches and Recreational Areas	128
4.43	Protection of Existing Open Space, Sport and Recreation Facilities	129
4.44	Community Facilities	129
4.45	Tourism	130
4.46	Overnight Visitor Accommodation.....	130
4.47	Equestrian Development	131
4.48	Farm Diversification.....	132
4.49	Footpaths, Cycleways and Bridleways.....	132
4.50	Road Schemes and Development Access.....	134
4.51	Parking	134
5	Mitigation considerations and recommendations.....	136
6	Conclusions and Next Steps	144
6.1	Overview of site assessments.....	144
6.2	Overview of policy assessments.....	146
6.3	Next Steps	146

APPENDIX A: SA Framework

APPENDIX B: Assessment protocol criteria

Tables

Table 1.1	Settlements with reasonable alternative sites appraised in this report
Table 1.2	Policies appraised within this report
Table 2.1	Sustainability Appraisal Objectives
Table 2.2	Comparison of SEA topics and the SA Objectives of the RBC Local Plan
Table 2.3	Key to the matrix assessment
Table 2.4	Key data sources used in the SA assessments
Table 2.5	Sustainable distances to facilities and amenities
Table 3.1	Brownfield sites in Rawtenstall
Table 3.2	Brownfield sites in Bacup

Acronyms

BHS	Biological Heritage Site
DPD	Development Plan Document
GI	Green Infrastructure
HRA	Habitats Regulation Assessment
IWS	Important Wildlife Site
LCT	Landscape Character Type
LGEN	Lancashire Grassland Ecological Network
LGS	Local Geological Site
LNR	Local Nature Reserve
LWEN	Lancashire Woodland Ecological Network
LWS	Local Wildlife Site
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
RBC	Rossendale Borough Council
RMSA	Rossendale Mineral Safeguarding Area
SA	Sustainability Appraisal
SADMP	Site Allocations and Development Management Plan
SEA	Strategic Environmental Assessment

SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

This page has been left intentionally blank for the purposes of double sided printing.

1 Introduction

1.1 Background

1.1.1 Lepus Consulting (Lepus) is conducting the Sustainability Appraisal (SA) process for Rossendale Borough Council (RBC) new Local Plan on behalf of Rossendale Borough Council. SA is the process of informing and influencing the development of the Local Plan to maximise the sustainability value of the document.

1.1.2 Please note that this document does not constitute an Environmental Report in line with the SEA Directive¹. It is a record of the assessment of reasonable alternatives (options) for strategic housing, employment sites and plan policies in the Borough of Rossendale.

1.2 Purpose of this report

1.2.1 This report assesses the reasonable alternatives stage of plan making, also known as 'options'. RBC has considered a range of different sites for development within Rossendale. These sites were primarily identified through the Strategic Housing Land Availability Assessment (SHLAA) and a call for sites. This document represents a SA of the reasonable alternatives sites for development identified by RBC. Some sites have been identified as having potential for housing development only, whereas others have been identified as having potential for other uses, including employment and recreation. The employment land study carried out by Lichfield and Partners² forms the basis for the employment site allocations. Each of these options has been subject to the SA process. The assessment of sites is presented in **Chapter 3**.

1.2.2 This report also assesses the 50 policies listed within the Local Plan, which set out principles for development in the borough. The assessment of policies is presented in **Chapter 4**.

1.2.3 This report has been prepared to help inform RBC's preparation of their new Local Plan. It is not the role of the SA to decide which is the most appropriate alternative from those set out in the plan, rather it is an assessment of the alternatives to be given due consideration in the decision making process.

¹ European Directive 2001/24/EC

² Nathaniel Lichfield and Partners (2009) Rossendale Employment Land Study: Final Report. Available at: http://www.rossendale.gov.uk/downloads/download/334/employment_land_study

1.3 About Rossendale

- 1.3.1 Rossendale Borough is located in the northwest of England within the County of Lancashire. It borders Blackburn with Darwen Borough to the west, Hyndburn Borough to the northwest, Burnley Borough to the north, the Metropolitan Borough of Calderdale to the east, Rochdale Borough to the southeast and the Metropolitan Borough of Bury to the southwest.
- 1.3.2 Rossendale is among the smallest boroughs in Lancashire, with an area of 138 square kilometres. Its main settlements are Bacup, Haslingden and Rawtenstall and there are also a number of smaller villages, including Facit, Crawshawbooth and Weir. The borough grew up around these settlements, which have a history of mill industries, farming, quarrying and mining.
- 1.3.3 The borough is characterised by undulating hills, interlocking valleys, open moorland and a series of small but linked towns and villages. This forms part of the national South Pennine Landscape Character Area. Rossendale contains a variety of different landscape character types and areas that are set out in the Landscape Strategy for Lancashire (2000)³.
- 1.3.4 In terms of environmental constraints, there are no European protected sites, national nature reserves nor does it have any national landscape designations. Priority habitats in the borough include the predominant habitat types of Upland Heath and Blanket Bog. There are also areas located towards the south of the district designated as Wet Woodland, and the waterways of the borough are also regarded as priority habitat.
- 1.3.5 Rossendale is comprised of a range of different land resources. The area has a varied geology; a number of Regionally Important Geological / Geomorphological Sites (RIGS); and contaminated land within the built up areas of the borough.
- 1.3.6 Rossendale contains one nature reserve: Healey Dell, and three sites of special scientific interest (SSSI): Lower Red Lees Pasture; Hodge Clough; and Lee Quarry. The West Pennine Moors has been under consideration for notification as a SSSI; reasons include its large areas of blanket bog, other upland priority habitats, and its important assemblages of moorland and woodland birds.
- 1.3.7 There are eight grade II* and 255 grade II listed buildings in the borough, as well as 9 conservation areas, two scheduled monuments, and one registered park and garden.

³ Lancashire County Council (2000) A Landscape Strategy for Lancashire Available at: <http://www.lancashire.gov.uk/media/152743/strategy.pdf>

1.4 Reasonable alternatives: Sites

1.4.1 RBC have presented Lepus with a list of sites which have been identified as being suitable for housing, employment, tourism, retail, green infrastructure, and mixed-use development, constituting reasonable alternatives. A list of all potential site allocations considered to be reasonable alternatives is presented in **Table 1.1**.

1.4.2 **Table 1.1** includes sites previously assessed in the SA of the Site Allocations and Development Management Plan: Alternatives Report under taken by Lepus (2015)⁴ and new sites put forward for assessment.

Table 1.1 Settlements with reasonable alternative sites appraised in this report

Breakdown of settlements and sites			
Bacup (34 sites)			
Tong Farm	Inner Bacup	Inner Bacup (E)	Green Farm
Former Bacup Heath Centre	Land off Moorlands Terrace	Land at Higher Cross Row	Thorn Bank
Land at Douglas Road/ Fieldfare Way	Land Adj Maden Recreational Centre (to rear of Highfield)	Land behind Pennine Road to the East	Land North East of Pennine Road
Land East of Rochdale Road	Land off Rockcliffe Road	Land at Rossendale Crescent - Greave Clough Lane	Former Bacup Leisure Centre
Cowtoot Lane	Sheephouses Reservoir (North)	Sheephouses Reservoir (South)	Sheephouses Reservoir (South -GI)
Reed Street (E)	Reed Street (H)	Futures Park (E)	Futures Park (Leisure/Tourism)
Height Barn Lane	Thorn Garden	Land south of Huttock Top Farm	Land around Sheephouses Reservoir
Land off Coal Pit Lane	Land off Greensnook Lane	Land adj Futures Park	Bull Hall Barn, Todmorden Road, Bacup
Land at former Sharneyford Quarry (G&T)	Red Well, off Todmorden Old Road		
Britannia (1 site)			
Land South of Britannia Mill			
Crawshawbooth (1 site)			
Land to rear of Lyndale Scout Hut			

⁴ Lepus Consulting (2015) Sustainability Appraisal of the Rossendale Borough Council Site Allocations and Development Management Plan: Alternatives SA Report available at: http://www.rossendale.gov.uk/downloads/download/572/sustainability_appraisal_alternatives_sa_report

Edenfield (17 sites)			
Land at Alder Bottom / Great Hey Clough	Acre Meadow	Land between Chatterton Hey and Nursing Home	Land to the west of Moorland view
Caravan Storage Site by A56	Horse and Jockey PH	Land at Chatterton Hey East of A56	Edenwood Mill
Land off Blackburn Road (A)	Land off Blackburn Road (B)	Land west of Blackburn Road	Land on Burnley Road
Land at Market Street	Field off Market Street	Plunge Mill	Land to the south east of Edenfield
Area of search to the east of Edenfield			
Ewood Bridge & Irwell Vale (4 sites)			
Mayfield Chicks	Mayfield Chicks (E)	Irwell Vale Mill	Old Football Ground, Manchester Road
Goodshaw & Loveclough (12 sites)			
Swinshaw Hall, Loveclough	Land north of The Jester	Lawson Street	Land north of Commercial Street,
Thirlmere Way, Goodshaw Chapel	Land ad Laburnum Cottage	Middlegate Green, Goodshaw Chapel	Land adj Goodshaw Bowling Green
Land adj Ullswater Way	Land east of Goodshaw Lane	Land adj Recreational Ground 81, Goodshaw	Field adj Goodshaw Lane/ Gibhill Lane
Haslingden (25 sites)			
Pike Law and Kirkhill Rise	Land off Hill Rise	Hutch Bank Quarry	Hutch Bank Quarry (E)
Land to the north of Haslingden Tip and Under Brow farm	Land to the north of Haslingden Tip and Under Brow farm (G&T)	Prinny Hill Road	North of Carr Industrial Estate (E)
Land Rear of Haslingden Cricket Club	Former Leisure Centre	Land off Highfield Street	Land to the rear of Fern Road
Land adj Park Avenue/Criccieth Close	End of Haslingden Sports Centre Playing Field	Plot 2 Land off Station Road	Prinny Hill Allotments
Clod Lane (north)	Clod Lane (south)	Hud Rake/ Hud Hey	Hud Rise/ Hud Hey (E)
Hud Rise/ Hud Hey (Retail)	Kirk Hill Rise (A)	Kirk Hill Rise (B)	Kirk Hill (C)
Land north of Hud Hey			
Helmshore (11 sites)			
Land west of Holcombe Road	Land north of Musbury Road	Land south of Alden Road	Rossendale Golf Club
Land east of Holcombe Road	Solomon's Site (E)	Land at Hollin Bank	Park Mill
Wavell House	Snow King (Grane Road)	Kiln Clough Village	
Rawtenstall, Newchurch & Longholme (50 sites)			
Laund Bank Barn 2	Land east of Hollin Way	Land to the east of Alder Grange School	Haslam Farm

Land West of Hollin Way	Lomas Lane, Balladen	Land North of Lime Tree Grove	Woodtop Garage, Townsendfold
Johnny Barn 2	Constable Lee Court	Johnny Barn Farm	Valley Centre
Valley Centre (mixed use)	Land at Hollin Lane	Willow Avenue off Lime Tree Grove	Site at Oakenhead/Holland Avenue
Land East of Acrefield Drive	Carr Farm, Lomas Lane	Land at Cloughfold	East Parade
Whinberry View	New Hall Hey (east)	New Hall Hey (east) (E)	Former Rossendale and Accrington College site (E)
Land west of Riverside Business Park	Lomas Lane	New Hall Hey (west)	New Hall Hey (west) (E)
Hardman Avenue (Hall Carr Farm)	Waingate near Spring Side	Land to rear of Holland Avenue	Former Broadleys Mill (north)
Former Broadleys Mill (north) (E)	Land off Cherry Tree Lane	Land to rear of Hardman Avenue	Land at Roberts Street (E)
Rossendale Motor Sales (E)	Holme Works, Holme Lane (E)	Townsend Fold	Townsend Fold (E)
Hobson Street Plateau	Greenbridge Mill	Land between A680 and A682	Land north of Hollin Lane
Land to the west of Dobbin Lane	Land at Oakenhead Wood	Land to the east of Johnny Barn 2	Extension of New Hall Hey to the West (E)
Horncliffe Quarry	Land west of Lomas Lane		
Rising Bridge (9 sites)			
Hazel Street, Rising Bridge	Rising Bridge Enterprise	Land adj to Baxenden Chemicals	Land south of 51 Rising Bridge Road
Winfields (E)	Winfields (E & R)	Winfields	Hollin Gate Farm, Rising Bridge
Hollin Gate Farm, Rising Bridge (E)			
Shawforth (4 sites)			
Land north of Knott Hill (west of Winterbutt Lee)	Broad location to the north east of Shawforth	Playing field north of Knowsley Crescent	Land at former Landcagte Quarry (G&T)
Stacksteads (15 sites)			
Land at Moss Farm	Land north of Blackwood Road	Land west of Sow Clough	Sowclough Site
Anvil Street	Shadlocks Skip	Land at Acre View	Heathbourne Road
Land adj Waterbarn Chapel, Rakehead Lane	Land at Heathfield Road	Blackwood Road (A)	Blackwood Road (B)
Off Fernhill Drive	Booth Road/Woodland Mount	Toll Bar Business Park	
Water (5 sites)			
Land north of Springside	Land opposite Baptist Church	South of Forest Mill	Land off Lower House Green (Isle of Man Mill)
Land off Lower House Green (Isle of Man Mill) E			

Southeast Rawtenstall & Waterfoot (23 sites)			
Hugh Mill, Cowpe	Former Leprosy Hospital	Land off Taylor Avenue	Garage Colony off Turnpike
Land adjacent Swiss Clough	Mount Zion Baptist & 240 Edgeside Lane	Foxhill Drive	Mill End Mill
Land adj St Anne's School	Gaghill's Building Lane	Buckhurst Plant/Warth Mill plus land at rear	Buckhurst Plant/Warth Mill plus land at rear (E)
Hugh Business Park (E)	Land opposite Church Lane	Bacup Road Coal Yard (E)	Boys Mill (Dale Mill, Globe Mill, Albion Mill)
Boys Mill (Dale Mill, Globe Mill, Albion Mill) (E)	Park Road Garage Site	Land at Hey Head	Waterfoot Primary School
Land adjacent Dark Lane	North of Staghills Road	Woodlands Close, Newchurch	
Weir (3 sites)			
Lower Old Clough Farm	Land south of The Weir Public House	Land west of Burnley Road, Weir	
Whitworth & Facit (13 sites)			
Land to the east of Tonacliffe School	Land to the north of Whitworth High School	Site off Horsefield Avenue, Tonacliffe	Land adj to the rear of Oak Street
Cown Water Treatment Works	Rear of Anglo Felt Factory	Land behind Buxton Street	Rawstron Street
Eastgate	Albert Mill	Barlow Bottom (to the East of the River Spodden)	Barlow Bottom
Barlow Bottom (E)	Land to the east of Long Acre Drive		

1.5 Policies

1.5.1 The Local Plan sets out 50 policies for managing development and infrastructure to meet the environmental, social and economic challenges facing Rossendale up to 2034. These are presented in **Table 1.2**.

Table 1.2 Policies appraised within this report (POLICY NUMBERS TO BE INSERTED. FOR RBC TO CONFIRM)

	Policy
***	Presumption in favour of Sustainable Development
***	Meeting Rossendale's Housing Requirement
***	Housing Site Allocations
***	Affordable Housing
***	Housing Density

***	Housing Standards
***	Private Residential Garden Development
***	Open Space Requirements in New Housing Developments
***	Playing Pitch Requirements in New Housing Developments
***	Private Outdoor Amenity Space
***	House Extensions
***	Replacement Dwellings
***	Rural Affordable Housing - Rural Exception Sites
***	Conversion and Re-use of Rural Buildings in the Countryside
***	Rural Workers Dwellings
***	Gypsies, Travellers and Travelling Showpeople
***	Supported Housing
***	Self-build and Custom Built Houses
***	Provision for Employment
***	Employment Site Allocations
***	Employment Site and Premises
***	Development Criteria for Employment Generating Development
***	Employment Development in non-allocated employment areas
***	Retail and Other Town Centre Uses
***	Rawtenstall Town Centre Development
***	Development and Change of Use in District and Local Centres
***	Existing Local Shops
***	Hot Food Takeaways
***	Shop Fronts
***	High Quality Development in the Borough
***	Heritage Assets
***	Local List
***	Landscape Character and Quality
***	Biodiversity, Geodiversity and Ecological Networks
***	Green Infrastructure
***	Greenlands
***	Environmental Protection
***	Wind Turbine Areas of Search
***	Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
***	Trees and Hedgerows

***	Playing Pitches and Recreation Areas
***	Protection of Existing Open Space, Sport and Recreation Facilities
***	Community Facilities
***	Tourism
***	Overnight Visitor Accommodation
***	Equestrian Development
***	Farm Diversification
***	Footpaths, Cycleways and Bridleways
***	Road Schemes and Development Access
***	Parking

1.6 Using this document

- **Chapter 2** presents the methodology used to undertake the SA;
- **Chapter 3** presents the assessment results for sites by settlement;
- **Chapter 4** presents the assessment results for policies;
- **Chapter 5** presents mitigation considerations and recommendations; and
- **Chapter 5** presents conclusions and next steps.

2 Methodology

2.1 Sustainability Appraisal and Strategic Environmental Assessment

2.1.1 Under the Planning and Compulsory Purchase Act 2004, SA must be undertaken for all Development Plan Documents (DPDs). The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC, which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

2.1.2 Under the requirements of the European Union Directive 2001/42/EC (the SEA Directive) and Environmental Assessment of Plans and Programmes Regulations (2004), specific types of plans that set the framework for the future development consent of projects, must be subject to an environmental assessment. Therefore it is a legal requirement for the RBC Local Plan be subject to SA and SEA throughout its preparation.

2.1.3 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both obligations using a single appraisal process. The approach for carrying out an integrated SA and SEA is based on best practice guidance:

- Office of the Deputy Prime Minister (September 2005): A Practical Guide to the SEA Directive;
- Department for Communities and Local Government (DCLG; 2013) National Planning Practice Guidance - Strategic environmental assessment and sustainability appraisal;
- Department for Communities and Local Government (DCLG; September 2009): DCLG Plan Making Manual: Sustainability Appraisal; and
- Web based guidance to accompany the National Planning Policy Framework (NPPF) including guidance on the SEA/SA process (2013)

2.1.4 Recently DCLG released web-based guidance to accompany the NPPF. This includes information on the SA and SEA process and can be accessed by following the link:

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

2.2 Stages of SA

2.2.1 **Figure 2.1** provides a summary of the key stages for the SA set out in the 2014 DCLG guidance.

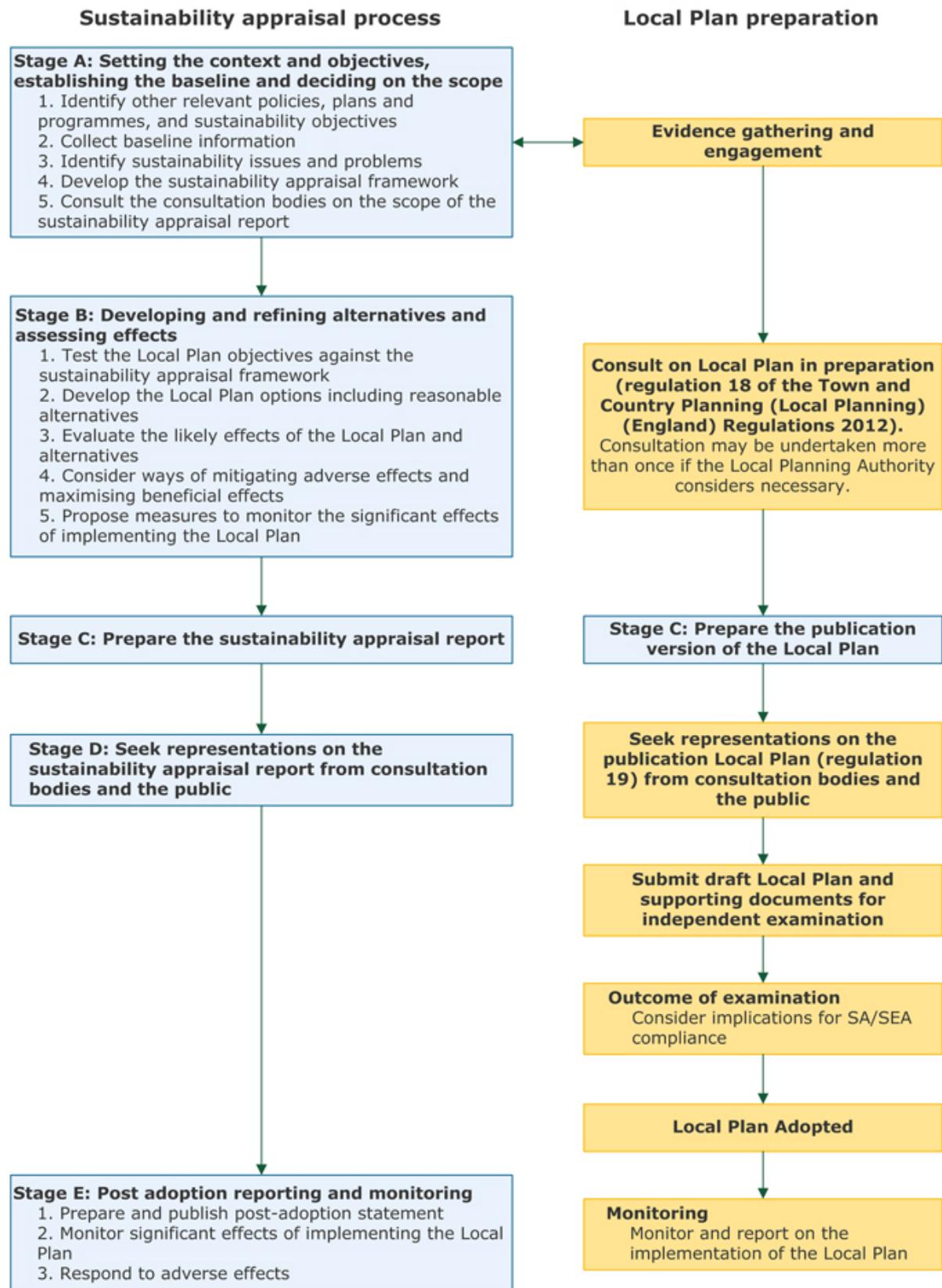


Figure 2.1: SA stages presented in the DCLG guidance (DCLG 2014)

- 2.2.2 The Scoping Report is the main output of the first stages of the SA process (Stage A). A Scoping Report was created in 2012 by RBC, and identifies the scope and level of detail of the information to be included in the SA. It set out the context, objectives and approach of the assessment; established the baseline; and identified relevant environmental issues and objectives.
- 2.2.3 This Options SA Report document represents Stage B in **Figure 2.1**. The remaining stages will be covered in later reports.

2.3 The Sustainability Appraisal Framework

- 2.3.1 The 2012 Scoping Report contains the original SA Framework, which aimed to address the policies, baseline and issues identified within the report. RBC instructed Lepus to review and update this SA Framework and the criteria used to assess the development sites and policies. Lepus have prepared a revised SA Framework (**Appendix A**), which is comprehensive and considers all the SEA topics identified in Annex I (f) of the SEA Directive⁵.
- 2.3.2 Lepus have also prepared an assessment protocol (**Appendix B**) to guide the application of the SA Framework to this options assessment. The assessment protocol presents a series of indicators alongside each SA Objective, which explain the circumstances in which a site would be assessed as having positive or negative results against that Objective. References to the SA Framework and SA Objectives hereafter refer to the updated SA Framework prepared by Lepus Consulting.
- 2.3.3 **Table 2.1** presents a summary of the SA Objectives in the updated SA Framework. **Table 2.2** demonstrates how each of the SEA topics is addressed through the SA Framework.

⁵ Biodiversity flora and fauna; Population; Human health; Soil; Water; Air; Climatic factors; Material assets; Cultural heritage (including architectural and archaeological heritage); and Landscape.

Table 2.1: Sustainability Appraisal Objectives

Sustainability Appraisal Objectives		
1	Landscape	Protect and enhance high quality landscapes and townscapes in the borough, especially those that contribute to local distinctiveness
2	Cultural heritage	To conserve and enhance the historic environment, heritage assets and their settings.
3	Biodiversity	To protect, enhance and manage biodiversity and geodiversity in Rossendale.
4	Water quality and flood risk	Protect, enhance and manage Rossendale's waterways and to sustainably manage water resources
5	Natural resources (air quality, soil and minerals)	To ensure the efficient use of natural resources in Rossendale
6	Climate change: mitigation	To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources
7	Climate change: adaptation	To promote adaptation to Rossendale's changing climate
8	Human health	To improve physical and mental health and well-being of people and reduce health inequalities in Rossendale
9	Material assets	To ensure sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates
10	Housing	To improve access to a range of good quality, affordable and resource efficient housing that meets the needs of the community of Rossendale
11	Employment: location in the borough	To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth
12	Employment: skills	To improve education, skills and qualifications in the borough and provide opportunities for lifelong learning
13	Transport	To improve the choice and use of sustainable transport in Rossendale and reduce the need to travel

Table 2.2: Comparison of SEA topics and the SA Objectives of the RBC Local Plan

SEA topic	Relevant SA Objectives
Landscape	Landscape
Biodiversity	Biodiversity
Flora	Biodiversity
Fauna	Biodiversity
Soil	Natural resources
Water	Natural resources Water quality and flood risk
Air	Natural resources
Climatic factors	Climate change: mitigation Climate change: adaptation
Cultural heritage (including architectural and archaeological)	Cultural heritage
Material assets	Material assets Transport
Population	Housing, Employment: location in the borough, Employment: skills
Human health	Human health

2.4 Approach to the appraisal

2.4.1 The assessment of the RBC new Local Plan has been undertaken using the SA Framework, the review of plans, programmes and policies, and the baseline (including various mapped data sources), as presented in the SA Scoping Report, to assess each option. Assessments have been undertaken using this empirical evidence and, to a lesser extent, expert judgement.

2.4.2 The findings are presented in matrix format and are accompanied by a commentary on identified effects. The matrix is not a conclusive tool. Its main function is to show visually whether or not the proposed options are likely to bring positive, adverse or uncertain effects in relation to the SA Objectives. The commentary is then used to interpret the matrix findings. **Table 2.3** shows the key to identifying whether the effects of an option are positive, adverse or uncertain.

Table 2.3: Key to the matrix assessment

Key:	
Likely strong positive effect	++
Likely positive effect	+
Neutral/no effect	0
Likely adverse effect	-
Likely strong adverse effect	--
Uncertain effects	+/-

2.4.3 The appraisal framework is broadly a reflection of the issues to be included within an Environmental Report as set out in Schedule 2 of the SEA Regulations. The topics for inclusion are as follows:

- Biodiversity;
- Population;
- Human health;
- Fauna;
- Flora;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage; and
- Landscape.

2.4.4 This SA Report is a sustainability appraisal in accordance with the Planning and Compulsory Purchase Act 2004 and as such the scope of the appraisal has been expanded to include additional economic and social objectives. Nonetheless the majority of objectives have an environmental focus and as such this is where the balance of the discussion lies. This should not be interpreted as a reflection of the balance of sustainability issues within the borough, as it is recognized that development will capitalize the movement towards a low-carbon economy and support sustainable lifestyles. Additional employment and housing in the borough will act to support the local economy and provide residents with improved and redeveloped facilities. Most development is proposed predominately in the urban boundaries of the main settlements, which will act as priority areas for economic development, including employment and office space. Development of more individual settlements will further support the wider economy through growth in leisure and tourism. This is likely to create better places to live for all sections of the community, contributing to resident's enjoyment of the area.

2.5 Sources

2.5.1 The assessments presented in **Chapter 3** draw on a variety of data sources. A range of datasets were checked for each assessment; these are presented in **Table 2.4** below. Other data sources have been referenced in the text, or in footnotes.

Table 2.4: Key data sources used in SA assessments

Information	Data source
Agricultural Land Classification	Natural England (2010) Agricultural Land Classification map North East Region
Listed Buildings LNRs Registered Parks and Gardens Scheduled Monuments SSSIs	Natural England (2016) MAGIC, available at: http://www.magic.gov.uk
Bus routes and timetables	Rosso (2016) Rosso: your local buses website, available at: http://www.rossobus.com Travel Search (2016) website, available at: http://www.carlberry.co.uk/rfnshowr.asp?RN=LAR64A Traveline (2016) website, available at: http://www.traveline.info
Flood Zone	Environment Agency (2016) What's in Your Backyard: Flood Map for Planning (Rivers and Sea), available at: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683&y=355134&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap#x=357683&y=355795&lg=1,2,&scale=1
Habitats present Current land use Locations of services and amenities	Google (2016) Google Maps, available at: https://www.google.co.uk/maps Penny Bennett Landscape Architects (2015) Lives and Landscapes Assessment for Rossendale Borough Council Volume 1: Appraisal Report
Lancashire Ecological Networks	Lancashire Ecological Network Maps (2014): Rossendale Grassland Network, Rossendale Wetland and Heath Network and Rossendale Woodland Network
Minerals Safeguarding Areas	Lancashire County Council (2010) Joint Lancashire Minerals & Waste Plan, Policies Map 2: Mineral Safeguarding Areas

2.6 Assumptions and Limitation

- 2.6.1 There are a number of limitations, which should be borne in mind when considering the results and conclusions of this assessment.
- 2.6.2 Sustainability Appraisal is a tool for predicting potential significant effects. Prediction of effects is made using an evidence based approach and incorporates a judgement.
- 2.6.3 Assessments are based on the best available information, including that provided to us by the client team and information that is publicly available. Every attempt has been made to predict effects as accurately as possible using the available information.
- 2.6.4 Distances have been measured from the centre of the site to the centre of the receptor. As a starting point, distances have been measured as the crow flies, in line with Barton, Grant and Guise (2010) Shaping Neighbourhoods. This has been done as it is not possible to know the routes of roads and footpaths through the development sites at this stage. Distances to facilities and amenities have been considered sustainable if they are within the maximum recommended distances stated in Barton, Grant and Guise (2010) Shaping Neighbourhoods for local health and global sustainability. This however, is not definitive, as it does not take into account the unique topography of the borough. This has been identified in the assessments where applicable.
- 2.6.5 There were no assumptions relating to SA Objective 1: Landscape or SA Objective 7: Climate Change Adaptation.

SA Objective 2: Cultural heritage

- 2.6.6 It is assumed that all historic statutory designations, including listed buildings and conservation areas, will not be lost to development. The effects of a development on any given historic asset depends substantially on the design and implementation of development, with the potential for both positive and negative effects to occur.
- 2.6.7 The design of any of the developments that may take place on the sites identified by RBC is not known at this stage. Ultimately therefore, the effect remains uncertain. However there is a risk of adverse effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative effect where sites are in close proximity to historic assets. The severity of the effect has been assigned based on the sensitivity of the historic asset in question.

SA Objective 3: Biodiversity and geodiversity

- 2.6.8 The assessment of effects has been undertaken prior to the outcomes of a Habitat Regulations Assessment (HRA) Screening exercise. The HRA Screening will identify whether the Plan will have a significant effect on any European designated sites. At this stage, the effects identified are based on baseline data available and reasonable assumptions. The HRA Screening will be undertaken prior to the Regulation 19 iteration of the Local Plan and the SA will be updated accordingly.
- 2.6.9 No site visits have been undertaken to survey and record habitat or species information at each site.
- 2.6.10 Without species-specific data for each site, assessment of impacts has concentrated on habitat presence and diversity. Habitats of principal importance are those listed under s.41 of the NERC Act. Species of principal importance are those listed under s.41 of the NERC Act.
- 2.6.11 In Lancashire, the Local Wildlife Sites (LWSs) are known as “Biological Heritage Sites” (BHSs). Where new residential development is either adjacent or in close proximity to a BHS, it is assumed that there will be a risk of adverse effects on the BHS as a result of, for example, predation from domestic cats, noise and light pollution, litter, and increased disturbance from people.

SA Objective 4: Water and Flooding

- 2.6.12 It is assumed that the spatial planning of all development proposals will consider the current and future risk of flooding in Rossendale from a number of sources, including fluvial, surface water, artificial sources and groundwater. This is in line with the Rossendale Strategic Flood Risk Assessment⁶.
- 2.6.13 Whilst all sources of flood risk are important, for the purposes of this report the scoring in relation to flood risk is has been given in accordance with the Flood Zone(s) that a given site is subject to. This provides a clear direction for the sequential and, where necessary, exception tests. There sites within Flood Zone 1 that are risk of surface water flooding. The scoring system is not intended to overlook the potential implications of this risk, but rather to provide a consistent approach suitable for the SA of a local plan, where a full flood risk assessment is not practicable on a site by site basis.

⁶ Rossendale Borough Council (2009) Strategic Flood Risk Assessment Level Two Available at: http://www.rossendale.gov.uk/downloads/file/2442/strategic_flood_risk_assessment-level_2

SA Objective 5: Natural Resources

- 2.6.14 It is assumed that development on previously developed land (brownfield) is preferable, provided that it is not of high environmental value. Development at these locations would not lead to a reduction in natural resources for Rossendale. This is in accordance with the core planning principles of the NPPF⁷.
- 2.6.15 Development within the Mineral Safeguarding Areas identified in the Joint Lancashire Minerals and Waste Local Plan (2013)⁸ could sterilise important mineral resources. In practice this is unlikely, unless the developments are adjacent to an active quarry.

SA Objective 6: Climate Change mitigation

- 2.6.16 There is an assumption that the majority of residents moving into new residential developments will own a car, or other private vehicle. An increase in housing in the plan area is expected to lead to a proportional increase in cars on the road and an increase in greenhouse gas emissions associated with transport. This has potential negative implications for SA Objective 6. There is an assumption that car use is likely to be lower if local services and amenities are close enough to be accessible by foot (using the distances stated in Barton *et al*, 2010) or if there are good links to sustainable modes of transport, particularly buses and cycleways. This assumption is also applicable to SA Objective 13: Transport.

SA Objective 8: Human health

- 2.6.17 Barton *et al* (2010) gives target distances and maximum distances to certain facilities and amenities as show in **Table 2.5**.

Table 2.5: Sustainable distances to facilities and amenities (Barton *et al*, 2010)

Features	Target distance	Maximum distance
Local park/ green space	400m	600m
Leisure centre	1.5km	2km
Doctor's surgery	800m	1km
Hospital	5km	8km

⁷ Department for Communities and Local Government (2012) National Planning Policy Framework. Available at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁸ Joint Authorities of Blackpool Council, Blackburn with Darwen Borough Council and Lancashire County Council (2013) Joint Lancashire Minerals and Waste Local Plan Available:

<http://www.lancashire.gov.uk/media/228119/Local-Plan-Part-One-website-1-.pdf>

- 2.6.18 There is little information available regarding the capacity of local services, including doctors' surgeries. The NHS choices website⁹ shows that all doctors' surgeries in Rossendale are currently accepting new patients. There is capacity for a number of new patients across the borough. However, most surgeries will reach their limits within approximately five years and so there will be a need for expansion.

⁹ <http://www.nhs.uk/Service-Search/GP/BB4/Results/4/-2.29234647750854/53.7102699279785/4/0?distance=10>

SA Objective 9: Material Assets

- 2.6.19 It is assumed that development will be aligned with the Joint Lancashire's Minerals and Waste Local Plan. The Local Plan includes the Core Strategy Development Plan Document (DPD)¹⁰, which sets out strategic policies for sustainable resource management in the plan area.
- 2.6.20 The implications of these development scenarios on the amount of waste disposed through landfill remains uncertain as this largely depends on whether recycling facilities are easily accessible to residents (i.e. incorporated into development). Identifying capacity for managing waste is a key objective set out in the Joint Lancashire Minerals and Waste Local Plan.
- 2.6.21 Waste generation per capita is not generally expected to increase, as any new residents are expected to live similar lifestyles to existing residents.
- 2.6.22 Employment sites have been assessed as uncertain for SA Objective 9. The amount of waste generated depends on the type of business operating at this site.

SA Objective 10: Housing

- 2.6.23 Sites put forward for residential use will make a contribution to fulfilling housing demand, including affordable housing.

SA Objective 11: Employment: Location

- 2.6.24 Sites put forward for employment use will make a contribution to employment opportunities in the borough.

SA Objective 12: Employment: Skills

- 2.6.25 For the purpose of this assessment, in line with Barton (Barton *et al*, 2010), 1km is the recommended distance for travelling to a primary school, and 2km is used for secondary schools. All schools identified are publically accessible state schools.

¹⁰ Joint Authorities of Blackpool Council, Blackburn with Darwen Borough Council and Lancashire County Council (2009) Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD: Managing our Waste and Natural Resources Available at: <http://www.lancashire.gov.uk/media/191785/CORE.pdf>

- 2.6.26 At this stage, there is not sufficient information available to be able to accurately predict the effect of new residential development on the capacity of local schools. This would require a breakdown of proposed residential tenure types and the number of bedroom per dwelling. It would also require a start date for the occupation of the dwellings. As such, at this stage the SA assesses whether there are publically available schools in the local area and their accessibility.

SA Objective 13: Transport

- 2.6.27 For the purpose of this assessment, in line with Barton (Barton *et al*, 2010), 400m is the recommended distance for travelling to a bus stop. The recommended distance for train stations is 1.5km whilst for trams it is 800m. However, there are no trams in Rossendale, whilst the only two train stations are on the Heritage only East Lancashire Railway.

3 Assessment of Sites

3.1.1 Site details were sent to Lepus Consulting from Rossendale Borough Council (RBC) in the form of GIS files. Site assessments are assessed against the current baseline conditions in the borough and do not take account for any policies that may influence design or address any environmental constraints. Some sites have been assessed previously in the SA of the RBC SADMP Alternatives Report. These assessments have been updated and incorporated into this report. All site assessments have been completed in a consistent manner using the methodology as shown in **Chapter 2**. Where a site has been identified as having two possible uses, separate assessments are presented in each of the relevant chapters.

3.1.2 A cluster analysis has been undertaken of the sites on a settlement-by settlement basis. The sites within each settlement area are expected to have similar effects against the 13 SA Objectives and as such the assessment sets out the anticipated environmental effects for each settlement as a whole. The sites within each settlement have been considered individually as a part of preparing the overall commentary for each site. The settlements are considered throughout the assessment in order of geographical location from the western side of the borough to the east. Additional commentary has been prepared where there is an effect on a specific site.

3.2 Assessment uniformity

3.2.1 Development at sites highlighted under SA Objective 3, Biodiversity, as likely to fragment existing ecological networks (including grassland, moorland and heath, and woodland) perform negatively against SA Objective 7.

3.2.2 Additional residents and/or businesses in Rossendale are likely to increase the carbon footprint of the borough, through electricity and gas consumption and car use. As almost half of the residents of Rossendale out-commute for employment, additional households in Rossendale have potential to substantially increase fuel consumption in Rossendale.

- 3.2.3 Part I of the Local Plan, the Core Strategy¹¹, specifies that new developments are required to adopt energy-efficient, water-efficient and low carbon designs, which may counteract the effects of increased energy use for businesses. Developing sites for employment may also reduce the number of people out-commuting for work. As a result, for SA Objective 6, employment sites are scored as uncertain, and housing sites are scored as negative.
- 3.2.4 Development will result in a greater number of households and/or businesses, which will increase overall waste production in Rossendale. The Lancashire Waste and Minerals Core Strategy¹² encourages the minimisation of waste during construction, although policies for reducing waste in the operational phase are vague, resulting in expected negative impacts of development on SA Objective 9.

¹¹ Rossendale Borough Council (2011) From East to West Making Rossendale the Best: Core Strategy Development Plan Document: The Way Forward (2011-2026)

¹² Joint Advisory Committee for Strategic Planning (2009) Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD: Managing our Waste and Natural Resources.

3.3 Rising Bridge

	1 Landscape	2 Cultural heritage	3 Biodiversity	4 Water	5 Natural resources	6 Climate change mit	7 Climate change adp	8 Human health	9 Material assets	10 Housing	11 Employment location	12 Employment skills	13 Transport
Rising Bridge Enterprise (E)	++	0	0	+	+/-	+/-	0	+	-	0	++	+	++
Land adj to Baxenden Chemicals (E)	-	0	0	+	+/-	+/-	0	+	-	0	++	+	++
Hazel Street	-	0	-	+	0	-	--	+	-	++	0	++	++
Winfields	++	0	0	+	++	-	0	+	-	++	--	+	++
Winfields (E)	++	0	0	+	++	+/-	0	+	-	-	++	+	++
Winfields (Retail and Employment)	++	0	0	+	++	+/-	0	+	-	-	++	+	++
Land south of 51 Rising Bridge Road	0	0	0	+	0	-	0	+	-	++	0	+	++
Hollin Gate Farm, Rising Bridge	-	0	+/-	+	-	-	--	-	-	++	0	+	+
Hollin Gate Farm, Rising Bridge (E)	-	0	+/-	+	-	-	--	-	-	0	++	+	+

3.3.1 Rising Bridge is located on the northwest boundary of the borough. It is a smaller settlement, connecting with Haslingden to the south.

3.3.2 Due to the geographic location of Winfields, it has been included in the Rising Bridge assessments.

3.3.3 Rising Bridge Enterprise and Winfields are located on previously developed land. Development at these sites is unlikely to pose any adverse impacts upon the landscape.

- 3.3.4 Hazel Street, Land south of 51 Rising Bridge, and Land adjacent to Baxenden Chemicals are currently bordered by development. Land adjacent to Baxenden Chemicals sits off of an access road that is only used to visit the surrounding industrial estate. This road is unlikely to be directly experienced by the average road user travelling through Rising Bridge. At Hollin Gate Farm, the site is predominately greenfield with employment uses to the north east and north west, and the A56 round about to the east. Development would alter views from the surrounding roads, and the existing residential development off Rising Bridge Road to the west. The development site surrounds a residential dwelling, which would be adversely affected as a result of development, altering the view over the open fields.
- 3.3.5 At Hazel Street, Back Lane to the north provides some sense of containment for the site. This site slopes downwards towards Hazel Street and thus is considered fairly visible to passing receptors. Land south of 51 Rising Bridge Road is also likely to be visible to passing receptors of the A56. The site sits between residential development to the west and south, and the A56 to the west. Development would be in keeping with the existing residential development. Mature trees line the east of the site against the Haslingden Bypass, which may screen the site from passing vehicles on the A56.
- 3.3.6 Hazel Street and Winfields are located within the Green Belt. The Green Belt Review (2016) states that these sites are within sub-parcel areas not suitable for release (SA Objective 1).
- 3.3.7 Biodiversity value at the sites in Rising Bridge is generally low, with the exception of Hazel Street and Hollin Gate Farm. Hazel Street forms part of the LGEN and the Wetland and Heath Network, and Hollin Gate Farm falls within the Lancashire Woodland Network. Development here may reduce the extent of these networks. The scrubby nature of areas of the sites has potential as habitat for protected species, such as reptiles.
- 3.3.8 Winfields is located within the corridor for the LGEN. It is unlikely that development will impact this network, as it is located on brownfield land that is unlikely to have had any benefit to this feature.
- 3.3.9 Mature trees run along the east of Land south of 51 Rising Bridge which is likely to be of biodiversity value. Design and layout of development should include the protection of this habitat (SA Objectives 3 and 7).
- 3.3.10 All sites are located within Flood Zone 1 and as such are at low risk of flooding, although Land Adjacent to Baxenden Chemicals has historically been affected by flooding.

- 3.3.11 Land adjacent to Baxenden Chemicals, Hollin Gate Farm, and Winfield are at high risk of surface water flooding. The Cat Clough ordinary watercourse flows through Land adjacent to Baxenden Chemicals, covering an area of approximately 2km² upstream of the site.
- 3.3.12 Development at Hazel Street would likely lead to loss of existing green space, therefore sustainability implications for water remain uncertain (SA Objective 4).
- 3.3.13 There are potential areas of contamination adjacent to Rising Bridge Enterprise and Land adjacent to Baxenden Chemicals that should be investigated and if necessary, remediated against. Hollin Gate Farm is located within the RMSA. Building on this site is likely to lead to the loss of mineral deposits in Rossendale, reducing access to these for future use (SA Objective 5).
- 3.3.14 There are no GP surgeries within 1km of any of the sites within Rising Bridge, with the exception of Hollin Gate Farm which is within 1km of Haslingden Health Centre. Accrington Victoria Hospital is within 8km of all sites. The nearest doctor's surgeries, Peel Health Medical Practice and Dr R. A. Wallworth are easily accessible by public transport.
- 3.3.15 Access to leisure centres is limited in Rising Bridge, however all sites are within 1km of a public park. The locality of these features is likely to benefit residents and/or employee's physical, social and mental health and wellbeing (SA Objective 8).
- 3.3.16 All sites have good access to educational facilities being within 1km of St John's Stonefold Church of England Primary School. The only site within 2km of a secondary school is Hazel Street which is within satisfactory distance of The Hollins Technology College. Where sites are outside of the satisfactory distance of a secondary school, there are bus services connecting Rising Bridge with The Hollins Technology College. All sites are within 200m of a bus stop. Bus services in the area range from low to high frequency, and footpaths link sites to the centre of Rising Bridge (SA Objectives 12 and 13).

3.4 Helmshore

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land at Hollin Bank	--	+/-	-	--	0	-	--	0	-	++	0	+	-
Land east of Holcombe Road	+	0	-	--	--	-	--	0	-	++	0	+	+
Solomon's Site (E)	++	0	-	+	--	+/-	--	+	-	0	++	+	+
Land west of Holcombe Road	--	+/-	-	+	0	+/-	--	+	-	++	0	+	+
Land north of Musbury Road	-	0	-	--	0	-	0	0	-	+	0	+	+
Land south of Alden Road	--	0	+/-	+	0	-	0	0	-	++	0	+	-
Rossendale Golf Club	--	0	+/-	+	0	-	0	0	-	++	0	+	+
Snow King (Grane Road)	+	0	-	+	-	-	-	+	-	++	0	+	+
Park Mill	++	0	0	+	+/-	+/-	0	0	-	0	++	+	+
Wavell House	++	0	0	+	+/-	+/-	0	0	-	+	++	+	+
Kiln Clough Village	+/-	+/-	-	+	+/-	+/-	+/-	0	-	0	+	0	--

3.4.1 Helmshore is located in the southwest of the borough. To the north is the larger settlement of Haslingden, and to the northeast is Rawtenstall.

3.4.2 Helmshore contains a variety of LCTs, including Moorland Fringes/Upland Pastures LCT, Moorland Hills LCT, Settled Valleys LCT and Reservoir Valleys LCT. Sites throughout Helmshore hold characteristics typical of these LCTs. Land west of Holcombe Road, for example, holds Reservoir Valley LCT's open valley profile and is gently sloping.

3.4.3 Land at Hollin Bank, Land west of Holcombe Road and Land north of Musbury Road are comprised of predominately agricultural land parcels. These sites all have characteristic sloping topography and development is likely to result in extensions of the urban settlement into the rural landscape. Development at Land at Hollin Bank and Land south of Alden Road would extend the main settlement area to the south.

- 3.4.4 Kiln Clough Village is also made up of predominately agricultural parcels, with a pond in the centre of the site. This site is proposed for agrotourism. It is likely this will be complementary of the surrounding landscape, however may also result in some built development.
- 3.4.5 Wavell House, Snow King (partial), Park Mill and Solomon's Site are located on previously developed land. Development at these sites is unlikely to pose any adverse impacts upon the landscape. Land east of Holcombe Road, whilst being made up of woodland, grassland and scrubland, is surrounded by development; therefore development here would be in keeping with the current settlement pattern.
- 3.4.6 Sites are likely to be visible from surrounding residential development, roads such as the B6232 and users of the areas' footpath network. Footpaths cross and/or run adjacent to all sites and there is an off-road cycle route crossing Land at Hollin Bank. The views from these are likely to be changed from open rural landscape to built urban form.
- 3.4.7 Rossendale Golf Club and Land at Hollin Bank are located within the Green Belt. Both sites have been highlighted as having sub-areas with potential for release (Rossendale Green Belt Review, 2016). At Rossendale Golf Club, the sub-area for release is located down the western boundary, and at Hollin Bank, the sub-area is at the northwest corner of the site. The Green Belt Review (2016) highlights that releasing the entire parcels of land for development at these locations may adversely affect the openness of the surrounding landscape.
- 3.4.8 Kiln Clough Village is located within a broad area of the Green Belt (Rossendale Green Belt Review, 2016). This broad area is identified as having a strong contribution for Green Belt purposes 1a, 2, 3 and 4, and as a result is not recommended for release.
- 3.4.9 Grade II listed buildings are located within close proximity of Kiln Clough Village, Land at Hollin Gate and Land west of Holcombe Road. The setting of these heritage assets may be negatively affected by development.
- 3.4.10 Irwell Vale Conservation Area is located to the southeast of the settlement, just east of Land at Hollin Bank. This feature is unlikely to be affected by development (SA Objective 2).

- 3.4.11 Sites designated for their biological importance in Helmshore include Ogden Valley (Raven Shore and Lower Cockham) BHS, The East Lancashire Railway (Helmshore to Lumb Hall) BHS, and Haslingden Grane, Valley and Reservoirs BHS. Additionally, Solomon's Site and Land at Hollin Bank contain part of an IWS. Land at Hollin Bank is also located partially within Ogden Valley BHS, and may result in damage and or/loss of part of this designated site and the biodiversity it holds. Land south of Alden Road and Land west of Holcombe Road are adjacent to BHSs. Depending on design and layout, development may adversely impact the setting of these BHSs.
- 3.4.12 To the south of Helmshore, partially within the boundary of Kiln Clough Village is Hodge Clough SSSI, Hodge Clough and Lumb Wood BHS, and an IWS. Additionally, East Lancashire Railway Helmshore to Lumb Hall BHS and Stubbins Nature Reserve and Woodland are located adjacent to the eastern boundary of Kiln Clough Village. The site itself is partially within the LWEN, containing areas of ancient and semi natural woodland, broadleaved woodland, and deciduous woodland. The agrotourism proposed at this site may lead to damage to these biological assets. Impacts may be directly through development itself, or indirectly as a result of increased footfall and disturbance.
- 3.4.13 Land at Hollin Bank has high biodiversity value, containing an area of lowland dry acid grassland, deciduous woodland and broadleaved woodland. Similar habitats are seen at Land east of Holcombe Road, and Rossendale Golf Club contains young trees, deciduous woodland and mixed mainly broadleaved woodland. Development at these sites is likely to lead to damage to/loss of these habitats and associated species.
- 3.4.14 Snow King, Land south of Alden Road, Land at Hollin Bank, Land east of Holcombe Road and Solomon's Site contain areas of the LGEN and/or the LWEN. Development at these sites could fragment these networks, hence reducing biodiversity in Rossendale. Rossendale Golf Club is located adjacent to an area of the LGEN. Depending on design and layout, development could have an adverse impact on this biodiversity feature.
- 3.4.15 There is a previously designated important wildlife site to the south of Snow King, including a large pond. Although this designation is now redundant, it is likely that this site has value for both terrestrial and aquatic wildlife and may be disturbed by development to the north (SA Objectives 3 and 7).
- 3.4.16 With the exception of Land at Hollin Bank, Land north of Musbury Road and Land east of Holcombe Road, all sites lie within Flood Zone 1. Sites within Flood Zone 1 are of low risk of flooding.

- 3.4.17 Although primarily Flood Zone 1, Land at Hollin Bank, Land north of Musbury Road and Land east of Holcombe Road contain small areas of Flood Zone 2 and 3 across the middle of the sites. The River Odgen runs through Land at Hollin Bank, and a watercourse runs through Kiln Clough Village, Land south of Alden Road and Land east of Holcombe Road.
- 3.4.18 At Land west of Holcombe Road, Flood Zone 3 runs down the west of the site. Kiln Clough Village also has Flood Zone 2 and 3 adjacent to the site to the east, in line with The River Irwell.
- 3.4.19 The following sites contain areas of 1 in 30 year surface water flooding risk (in the case of Snow King, the area affected is minimal):
- Land at Hollin Bank;
 - Land north of Musbury Road;
 - Land south of Alden Road;
 - Rossendale Golf Club;
 - Land east of Holcombe Road;
 - Solomon's Site;
 - Snow King;
 - Land west of Holcombe Road; and
 - Kiln Clough Village.
- 3.4.20 These sites are at high risk of surface water flooding (SA Objective 4).
- 3.4.21 Solomon's Site and Land east of Holcombe Road are wholly/partially located within Holden Vale, Helmshore area of contaminated land. These two sites, in addition to Kiln Clough Village, are partially/wholly located within a RMSA. Development at these sites would likely lead to sterilisation of this resource (SA Objective 5).
- 3.4.22 With regard to health facilities in Helmshore, the nearest GP facilities are located at Haslingden Health Centre and Rossendale Primary Care Centre. These are over 1km from all sites, with Rossendale Primary Care Centre 1.7km northeast of Rossendale Golf Club. Most sites are also outside of the recommended distance for a NHS hospital. Only Land west of Holcombe Road, Snow King, Solomon's Site and Land east of Holcombe Road are located within 8km of Accrington Victoria Hospital. The hospital in Blackburn is at least 11km away, although it can be conveniently accessed via road.

- 3.4.23 The nearest recreational facility to Helmshore is Haslingden Sports Centre, of which all sites are within 2km. Additionally in the settlement area there are open spaces such as Weaver's Dene public park, and a network of public footpaths. These features are likely to benefit residents and/or employees physical, social and mental health and wellbeing (SA Objective 8).
- 3.4.24 All sites with the exception of Land west of Holcombe Road and Kiln Clough Village are located within 1km of a primary school and 2km of a secondary school. Educational facilities are accessible via public transport.
- 3.4.25 Bus services running through the settlement include the 244, 464 and 11. The number 11 bus service runs regularly from Monday to Friday and on Saturday. Land at Hollin Bank, and Land south of Alden Road have limited access to bus services, being located outside of the main settlement area where bus stops are concentrated. Kiln Clough Village is highlighted as having particularly poor access to bus services, with residents expected to be reliant on the car for access to surrounding settlements (SA Objective 13).

3.5 Haslingden

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Hutch Bank Quarry	++	0	0	+	-	-	0	+	-	++	-	+	-
Hutch Bank Quarry (E)	++	0	0	+	-	+/-	0	+	-	0	++	+	--
Land off Hill Rise	-	0	--	+	-	-	0	+	-	++	0	+	+
Pike Law and Kirkhill Rise	-	0	0	+	-	-	0	+	-	++	0	+	+
Land to the north of Haslingden Tip and Under Brow Farm	-	0	-	+	+/-	+/-	--	-	-	0	++	-	--
Land to the north of Haslingden Tip and Under Brow Farm (G&T)	-	0	-	+	+/-	-	--	-	-	+	0	-	+
North of Carr Industrial Estate (E)	-	0	+/-	+	-	-	0	0	-	0	++	+	+
Land Rear of Haslingden Cricket Club	+	0	0	+	++	-	0	+	-	++	0	+	++
Former Leisure Centre	++	0	0	+	+/-	-	0	+	-	++	0	+	+
Land off Highfield Street	+	0	+	+	++	-	0	+	-	++	0	+	+
Land to the rear of Fern Terrace	+	0	0	+	++	-	0	+/-	-	++	0	+	+
Land adjacent Park Avenue/ Criccieth Close	-	0	+/-	+	-	-	--	+	-	++	0	+	+
End of Haslingden Sports Centre Playing Field	++	0	0	+	++	-	0	+	-	++	0	+	-
Plot 2 Land off Station Road	++	0	0	+	+/-	-	0	+	-	++	0	+	-
Prinny Hill Allotments	-	0	-	+	0	-	--	-	-	++	0	+	+
Clod Lane (North)	--	0	-	+	0	-	--	-	-	++	0	-	+

Clod Lane (South)	--	0	-	+	-	-	--	-	-	++	0	-	+
Hud Rake/ Hud Hey	++	+/-	-	--	+/-	-	--	+/-	-	++	-	+	++
Hud Rake/ Hud Hey (Employment)	++	0	-	--	+/-	+/-	--	+	-	-	+	+	++
Hud Rake/ Hud Hey (Retail)	++	0	-	--	+/-	+/-	--	+	-	-	0	+	++
Kirk Hill Rise (A)	--	0	+/-	+	0	-	0	+	-	++	0	-	--
Kirk Hill Rise (B)	--	0	-	+	-	-	--	+	-	++	0	-	-
Kirk Hill Rise (C)	-	0	-	+	0	-	--	+	-	++	0	-	-
Prinny Hill Road	++	0	0	+	+/-	+/-	0	+	-	0	++	+	++
Land North of Hud Hey	-	0	+/-	-	0	+/-	0	-	-	0	++	+	+

3.5.1 Haslingden is one of the main settlements in Rossendale, located to the north west of the borough. It is situated to the west of Rawtenstall, Crawshawbooth and Goodshaw.

3.5.2 Proposed sites for development in Haslingden are scattered throughout the settlement, with most sites located to the north and east of the area. The following sites are brownfield and make use of degraded landscape/townscape that is non-agricultural land:

- Former Leisure Site;
- Hud Rake/ Hud Hey;
- Prinny Hill Road; and
- Hutch Bank Quarry

3.5.3 Development at these sites is likely to rejuvenate the character of the local area, thus having positive landscape impacts.

- 3.5.4 Sites such as Plot 2 Land off Station Road and End of Haslingden Sports Centre Playing Field are enclosed by existing development and therefore development is unlikely to result in negative landscape impacts. For Land north of Hud Hey, whilst there are areas of development surrounding the site, this is currently within a rural setting and is designated Green Belt land. This site, along with others such as North of Carr Industrial Estate, Land to the north of Haslingden Tip and Under Brow Farm, and Land adjacent Park Avenue/Criccieth Close are within fairly visible locations. These sites generally have sloping topography, and development is likely to alter the local landscape and townscape character. It should be noted that, as North of Carr Industrial Estate and Land to the north of Haslingden Tip and Under Brow Farm are employment sites, these would extend the existing employment land adjacent to the sites.
- 3.5.5 A number of sites are within the urban area. Rural sites to the southwest are within Settled Valleys LCT. Sites such as Clod Lane South are characteristic of this LCT as the presence of woodland and steep sided profile provides a sense of enclosure for the sites. Clod Lane North and Clod Lane South are currently within a rural setting. Development at these sites has the potential to alter the character of this area from dispersed rural settlements to a suburban extension.
- 3.5.6 Sites to the north and west of Haslingden are within Moorland Fringes/Upland Pastures LCT. Sites within this LCT appear to be made up of predominately agricultural land. Prinny Hill Allotments contains a woodland buffer between the A56 and Haslingden, which may be lost as a result of development, depending on development design and layout. This may also set a precedent for development into the woodland buffer.
- 3.5.7 Development at North of Carr Industrial Estate would result in an urban extension of Haslingden to the north, into the open landscape. This is also seen at Land off Hill Rise where existing development is adjacent to the sites. Sites to the east of Haslingden such as Kirk Hill Rise (A) are elevated and in a prominent location. Whilst Land off Kirk Hill Rise (A) may act as an 'infill' between existing development, Pike Law and Kirkhill Rise, and Kirk Hill Rise (B) are likely to be seen from the surrounding settlement and from higher land to the north, including Height End and Cribden Hill. Altered views are likely to be experienced from public footpaths at these sites and a number of others.
- 3.5.8 The following sites are located within the Green Belt:
- Land North of Hud Hey;
 - Clod Lane (North);
 - Clod Lane (South);
 - Kirk Hill Rise (C);

- Land off Hill Rise;
 - Kirk Hill Rise (B); and
 - Part of Kirk Hill Rise (A).
- 3.5.9 None of the sites are highlighted as suitable for release in the Green Belt Review (2016)¹³.
- 3.5.10 Development at sites proposed in Haslingden may result in some urban sprawl, particularly at Pike Law and Kirkhill Rise and Kirk Hill Rise (B) (SA Objective 1).
- 3.5.11 There are a number of Grade II listed buildings in Haslingden. Britannia Mill is located inside the boundary of Hud Rake/ Hud Hey. Depending on design and layout, development at this site could adversely impact the setting of this building. Grade II listed buildings are located within close proximity of a number of sites: Church of St John the Evangelist is located adjacent to the north of Hollin Gate Farm; and Syke House located adjacent to the south of Land off Hill Rise. Development is not expected to adversely impact these historic features (SA Objective 2).
- 3.5.12 A number of sites such as Hud Rake/Hud Hey, and Land to the north of Haslingden Tip and Under Brown Farm fall within the Lancashire Woodland Network, Woodland and Heath Network and Grassland Network. Prinny Hill allotments is recognized as a stepping stone habitat in the Lancashire Woodland Network, and therefore removal of woodland, at this site and others, would fragment and reduce the ecological network. Development also has the potential to reduce populations of European protected species associated with woodland, such as bats. Where habitat corridors are present at Hud Rake/Hud Hey, Kirk Hill Rise (B) and Kirk Hill Rise (C) development would reduce these corridors, restricting movement of wildlife using these habitats.
- 3.5.13 Part of North of Carr Industrial Estate is located within an IWS. The impact on this is likely to be dependant on design and layout of development.

¹³ LUC (2016) Rossendale Green Belt Review

- 3.5.14 Scrubland at sites such as Clod Land (North), Clod Lane (South), Land off Hill Rise and Land off Highfield Street has potential for wildlife, including protected species, such as reptiles. Clod Lane (North) is classified as woodland green infrastructure¹⁴, and Clod Lane (South) contains wood and scrub that was once designated as an IWS. These features are likely to be reduced if the sites are developed. Conducting ecological surveys would provide further information on the suitability of this site for development.
- 3.5.15 Some sites such as Kirk Hill Rise (A) and Land off Hill Rise are not part of any of the Lancashire Ecological Networks, however may still provide suitable habitats for protected species. Land off Hill Rise contains a variety of habitats; including lowland heathland, broadleaved woodland and deciduous woodland. Development at this site is likely to decrease biodiversity by fragmenting or reducing these habitats.
- 3.5.16 At Land North of Hud Hey, North of Carr Industrial Estate and Hollin Gate Farm, wooded areas are located on the site perimeter. It is unknown whether these would be retained within the development. Loss of this woodland, and the Green Belt, may have negative impacts on biodiversity in Rossendale.
- 3.5.17 There are a number of BHSs in Haslingden. Sunnyfields Clough BHS is located to the west of North of Carr Industrial Estate, and Brown Edge Fields BHS is located to the east of Land to the north of Haslingden Tip and Under Brow Farm. Development is not predicted to have an impact on the BHSs or their settings (SA Objective 3).
- 3.5.18 All sites, with the exception of Land north of Hud Hey and Hud Rake/Hud Hey, are located within Flood Zone 1, and are at low risk of flooding.
- 3.5.19 At Land north of Hud Hey, a small area on the southern edge of the site is within Flood Zone 2, which may be susceptible to flooding.
- 3.5.20 Hud Rake/Hud Hey lies partially within Flood Zones 1, 2 and 3. Flood Zones 2 and 3 are seen to be at high risk of flooding.
- 3.5.21 The following sites contain areas of 1 in 30 year surface water flooding risk:
- Prinny Hill Allotments;
 - Clod Lane (North);
 - Hud Rake/ Hud Hey;

¹⁴ Rossendale Borough Council (2011) From East to West Making Rossendale the Best: Core Strategy Development Plan Document: The Way Forward (2011-2026)

- Hutch Bank Quarry;
 - Land off Hill Rise; and
 - North of Carr Industrial Estate.
- 3.5.22 These sites contain area that are at a high risk of surface water flooding. A watercourse runs through Land to the north of Haslingden Tip and Under Brow Farm, North of Carr Industrial Estate and Hud Rake/Hud Hey.
- 3.5.23 Where development is located within Flood Zone 1, and will lead to a loss of green space, sustainability impacts remain uncertain (SA Objective 4).
- 3.5.24 Developing on sites that make use of non-agricultural land would conserve natural resources in Rossendale.
- 3.5.25 Parts of Former Leisure Site, Clod Lane (South), Hud Rake/Hud Hey, Prinny Hill Road, Land adjacent Park Avenue/Criccieth Close, Land to the north of Haslingden Tip, Under Brow Farm, and Plot 2 Land Off Station Road are identified as having potential ground contamination. This should be investigated and remediated prior to development.
- 3.5.26 The following sites are located fully/partially within the RMSA:
- Land off Hill Rise;
 - Kirk Hill Rise;
 - Pike Law and Kirkhill Rise;
 - North of Carr Industrial Estate;
 - Hud Rake/Hud Hey;
 - Land north of Hud Hey;
 - Land to the north of Haslingden Tip and Under Brow Farm; and
 - Hutch Bank Quarry.
- 3.5.27 Hutch Bank Quarry is currently dormant, but able to resume operations at any time. Building on these sites is likely to lead to the loss of mineral deposits in Rossendale, reducing access to these for future use (SA Objective 5).
- 3.5.28 Development at sites that include GI such as woodland, grassland and allotments, would likely result in loss of/damage to these features. Development that fragments existing ecological networks performs negatively against Climate Change Adaptation (SA Objective 7).
- 3.5.29 The following sites have good access to local health services, being located within 1km from Haslingden Health Centre:

- Former Leisure site;
 - Land off Highfield Street;
 - Land to the Rear of Fern Terrace;
 - Prinny Hill Road;
 - Land adjacent Park Avenue/Criccieth Close;
 - Plot 2 Land off Station Road;
 - Prinny Hill Allotments;
 - Hutch Bank Quarry;
 - Land off Hill Rise;
 - Kirk Hill Rise (A);
 - Kirk Hill Rise (B);
 - Pike Law and Kirkhill Rise; and
 - North of Carr Industrial Estate.
- 3.5.30 For sites such as Hud Rake/Hud Hey, the nearest GP surgery can be accessed via bus services such as the 464, 484 or 244.
- 3.5.31 For further health facilities, all sites with the exception of Land Rear of Haslingden Cricket Club, and Clod Lane (South) are within 8km of an NHS hospital.
- 3.5.32 With regard to sports and recreation, all sites with the exception of Winfields, Land to the north of Haslingden Tip and Under Brow Farm, Land north of Hud Hey, and part of Hud Rake/Hud Hey and North of Carr Industrial Estate are located within 2km of Haslingden Sport Centre. Additionally, sites within the settlement are located within close proximity of playing fields and sports clubs. Land Rear of Haslingden Cricket Club in particular, is adjacent to the Cricket Club, and within 1km of: a Golf Club; Victoria Park; Haslingden Sports Club; and Haslingden Swimming Pool. All of which provide opportunity for recreation and physical activity.
- 3.5.33 Footpaths and promoted routes run close to sites, leading into the PRoW network. Footpaths surround Hutch Bank Quarry and run through North of Carr Industrial Estate. These improve public health and further encourage residents to engage in physical exercise.
- 3.5.34 Land Rear of Fern Terrace is currently used as an informal recreation space by current local residents. Implications of development at this site remain uncertain, as it will result in a greater number of people using a smaller range of recreational facilities, although these are easily accessible. Possible loss of allotments and the part of a designated Recreational Area has resulted in an overall negative assessment for Prinny Hill Allotments in relation to health.

3.5.35 Development at Hud Rake (Hud Hey) and North of Carr Industrial Estate is likely to suffer from noise disturbance, due to its location between key service road such as the A56 and A680. This is considered less important for the sites designated for retail or employment, as these uses are often noisy themselves and people come and go from such sites.

3.5.36 All sites with the exception of Land to the north of Haslingden Tip and Under Brow Farm are located within 1km of a primary school.

3.5.37 The majority of sites have good access to secondary schools, being within 2km of Haslingden High School, Alder Grange High School, and/or All Saints Catholic High School. Sites not within this recommended distance are:

- Hud Rake/Hud Hey;
- Land north of Hud Hey;
- Winfields;
- Land to the north of Haslingden Tip; and
- Under Brow Farm.

Sustainable transport in Haslingden includes the number 464, 11 and 244 bus services, which run throughout the settlement from Monday to Friday and on Saturdays. Additionally, the number 484 runs from Monday to Friday. Bus stops are within 200m of most sites, and within 400m of all sites except for Kirk Hill Rise (A), Hutch Bank Quarry and Land to the north of Haslingden Tip and Under Brow Farm. Access to sustainable transport (i.e. bus stops) at North of Carr Industrial Estate and Hollin Gate Farm would involve crossing the A56 via a pedestrian bridge maintaining convenient access to these bus stops.

3.6 Edenfield

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Area of Search to the east of Edenfield	--	-	0	+	-	-	0	+	-	++	0	+	+
Land to the south east of Edenfield	--	0	--	+	0	-	--	+	-	++	0	+	+
Land at Alder Bottom/ Great Hey Clough	--	0	--	+	0	-	--	+/-	-	++	0	+	+
Acre Meadow	-	0	-	--	0	-	0	+/-	-	++	0	+	+
Land between Chatterton Hey and Nursing Home	-	-	0	+	0	-	0	+/-	-	++	0	+	+
Land to the west of Moorland view	-	0	0	+	0	-	0	+/-	-	++	0	+	+
Caravan Storage Site by A56	0	0	--	+	++	-	--	+/-	-	++	0	+	+
Horse and Jockey PH	++	0	0	+	++	-	0	+	-	++	0	+	+
Land at Chatterton Hey East of A56	-	0	-	+	0	-	--	+/-	-	++	0	-	+
Edenwood Mill	-	0	-	--	-	-	--	+/-	-	++	0	+	+
Land off Blackburn Road (A)	-	0	-	+	0	-	--	+/-	-	++	0	+	+
Land off Blackburn Road (B)	-	0	0	+	0	-	0	+/-	-	++	0	+	+
Land on Burnley Road	-	0	0	+	0	-	0	+	-	++	0	+	+
Land at Market Street	+	0	0	+	0	-	0	+	-	++	0	+	+
Field off Market Street	+/-	0	0	+	0	-	0	+	-	++	0	+	+
Plunge Mill	++	0	0	--	++	+/-	0	+	-	0	++	+	+
Land west of Blackburn Road	++	-	0	+	++	-	0	+/-	-	++	0	+	+

3.6.1 Edenfield is located in the southwest of Rossendale, to the southeast of Haslingden, and south of Rawtenstall.

- 3.6.2 Edenfield falls within the Moorland Fringe / Upland Pastures LCT and Settled Valleys LCT. These LCTs are characterised by open 'upland' landscape created by the absence of trees and long views, yet also a deep incised valley profile with a sense of enclosure.
- 3.6.3 The linear settlement pattern of Edenfield is characteristic of the Settled Valleys LCT. Development proposed in Edenfield looks to extend the settlement area to the north and east. The large developments proposed at sites Land at Alder Bottom, Land to the South East of Edenfield and Area of search to the East of Edenfield may reduce this characteristic linear settlement form, and vastly increase the size of Edenfield. As with any large development, consideration should be given to the alteration of views onto the open landscape, reducing the rural nature of land surrounding the settlement.
- 3.6.4 Development at a number of sites is likely to have an adverse impact on SA Objective 1 due to the loss of these characteristic open 'upland' landscapes. Development at sites such as Land on Burnley Road would interrupt views towards the South Pennines, which are considered important to the local character. Visibility is also an issue where development would be highly visible from the M66, A56, residential properties and receptors on public footpaths. This includes Land off Blackburn Road (A), Land off Blackburn Road (B), Land at Chatterton Hey East of A56, Edenwood Mill, Acre Meadow, Land between Chatterton Hey and Nursing Home. Where hedgerows and trees limit views, and sites are not in a prominent or protected location, the impact is seen to be relatively minor. The sites which are crossed by/are adjacent to public footpaths and promoted routes are likely to have higher visual impact. The Irwell Sculpture Trail promoted route runs through Land at Alder Bottom. A single public footpath crosses through Irwell Mill, Land between Chatterton hey and Nursing Home, Land to west of Moorland View and Land to the south east of Edenfield and a network of public footpaths cross through Area of search to the east of Edenfield.
- 3.6.5 All sites except for Field off Market Street are partially or wholly located within the green belt. Land to the west of Moorland View, Land west of Blackburn Road, Land between Chatterton Hey and Nursing Home, Land at Alder Bottom are all identified within the Rossendale Green Belt Review (2016) as not being suitable for release from the Green Belt. Development at these sites may result in loss of the linear settlement pattern seen, and/or possible urban sprawl. The rural character of the area would likely be decreased.

- 3.6.6 The majority of sites are located on greenfield land, predominately under agricultural use. Area of search to the east of Edenfield and Land to the south east of Edenfield are characteristic of the Moorland Fringe/ Upland Pastures LCT, exhibiting a patchwork of upland pastures including small irregular fields and larger rectangular fields.
- 3.6.7 In terms of landscape, brownfield sites such Horse & Jockey and Plunge Mill are considered to be less sensitive to development. Sites that are made up of previously developed land, including Caravan Storage Site by A56, have greater opportunity to enhance local character by replacing old, predominately disused development with new development. However, whilst the Caravan Storage Site by A56 is a brownfield site, its sloping topography and detached location from the existing settlement makes the site highly visible. As such, depending on the design and layout of the development, this has the potential to adversely impact views across the landscape.
- 3.6.8 For example the western part of Edenwood Mill is previously developed and consists largely of a derelict mill, thus is not sensitive to development in landscape terms. However, the eastern part of the site consists of rough grassland and woodland. The wooded area of the site is a significant feature in the wider landscape, thus removing this to clear land for housing development will negatively impact SA Objective 1.
- 3.6.9 Sites such as Horse & Jockey and Land at Market Street are surrounded by residential development, therefore is likely to be in-keeping with the character of the area. Development at Field off Market Street is a gap in a line of development along Market Street. This site sits between areas of existing development and will not impact views from further afield, including the A56, however, implications of development on landscape remain uncertain (SA Objective 1).
- 3.6.10 Edenfield Parish Church is a Grade II* listed building located to the west of Area of search to the east of Edenfield and to the east of Land between Chatterton Hey and Nursing Home. Development at these two sites has the potential to affect the setting of this listed building. The setting of the Church could also be impacted by the development of the wooded area to the south of Land west of Blackburn Road. This is likely to play a role in the enclosed setting of Edenfield Parish Church, which is a Grade II* listed building, and its associated churchyard. Development that replaces this wooded area with housing may also alter the setting of this historic feature.
- 3.6.11 Three Grade II listed buildings are located near to Area of search to the east of Edenfield. It is not expected that development will adversely impact these historic assets or their setting.

- 3.6.12 There are a number of BHSs present within Edenfield, of which development may impact upon. Land to the south east of Edenfield is partially located within Dearden Clough (Plunge Valley) BHS. Alder Bottom Bank BHS, Alder Bottom Field BHS and Great Hey Clough BHS are partially located within Land at Alder Bottom. Development of sites located within a BHS could negatively impact biodiversity via disturbance to wildlife and/or loss of habitats and species of principal importance.
- 3.6.13 Blackburn Road Pasture BHS is located adjacent to the west of Caravan Storage Site by A56. This BHS may be impacted by urban edge effects¹⁵. The extent of which is likely to be dependent on design and layout of development.
- 3.6.14 A number of sites have the potential to lead to the loss of habitats holding high biodiversity potential. Land to the south east of Edenfield contains good quality semi-improved grassland, broadleaved woodland and deciduous woodland. Land at Alder Bottom contains Great Hay Wood Ancient & Semi-Natural Woodland, broadleaved woodland, deciduous woodland and good quality semi-improved grassland. Caravan Storage Site by A56 contains good quality semi-improved grassland, and Edenwood Mill forms part of the Lancashire Woodland Network. Development would fragment these networks and potentially lead to a decline in biodiversity.
- 3.6.15 Land off Blackburn Road (A) forms part of the Lancashire Wetland and Heath ecological network. Development at this site could fragment a corridor of this wetland and heath network, thus restricting movement of associated species across the borough.
- 3.6.16 Land to the south east of Edenfield contains a whole IWS and part of another IWS. Part of Land at Alder Bottom is located within an IWS. Biodiversity constraints are also seen at Acre Meadow, as the site contains scrub grassland, sparse trees, and woodland patches. Development has the potential to lead to the loss of these biodiversity features.
- 3.6.17 Sites located within the Lancashire Woodland Ecological Network (LWEN) and the Lancashire Grassland Ecological Network (LGEN) may decrease biodiversity in the area by fragmenting or reducing these networks (SA Objective 3 and 7).
- 3.6.18 All sites are located wholly within Flood Zone 1, with the exception of Plunge Mill and a very limited area of Edenwood Mill that is within Flood Zone 3a. These sites are at low risk of flooding.

¹⁵ Urban edge effects could include trespassing, littering, noise and light disturbance and predation by pets, such as cats.

- 3.6.19 Plunge Mill contains areas of Flood Zones 2 and 3, which is of high risk of flooding. There are areas of Flood Zones 2 and 3 located adjacent to Acre Meadow. As a result, this site is at high risk of flooding.
- 3.6.20 Development at a number of sites, whilst being located within Flood Zone 1, would lead to a loss of green space. In these cases sustainability impacts remain uncertain.
- 3.6.21 A watercourse runs through Land at Alder Bottom, Irwell Vale Mill and Acre Meadow; and Area of Search to East of Edenfield and Land to southeast of Edenfield contain springs. The boundary of Edenwood Mill, Land at Market Street and Land off Blackburn Road (A) are at high risk of surface water flooding. Areas of high risk of surface water flooding are also located inside the boundary of the following sites:
- Land at Alder Bottom;
 - Acre Meadow;
 - Land between Chatterton Hey and Nursing Home;
 - Area of Search to East of Edenfield;
 - Land to southeast of Edenfield;
 - Land off Blackburn Road (A);
 - Land west of Blackburn Road; and
 - Plunge Mill.
- 3.6.22 Development at these sites would be at high risk of surface water flooding (SA Objective 4).
- 3.6.23 Development at brownfield sites would not lead to a reduction in natural resources for Rossendale. Caravan Storage Site by A56, Horse and Jockey PH, Land west of Blackburn Road, and Plunge Mill will make use of previously developed land. Plunge Mill is allocated for employment and is therefore likely to conserve resources elsewhere within Rossendale.
- 3.6.24 There are minerals present at Area of Search to the east of Edenfield, which is within the Rossendale Mineral Safeguarding Area (RMSA). Part of Edenwood Mill is also located within the RMSA. Development at these sites may lead to the sterilisation of these resources, having a negative impact on the boroughs resources (SA Objective 5).
- 3.6.25 All sites within Edenfield are over 1km from a GP surgery and, with the exception of Acre Meadow, Land to the south east of Edenfield and Plunge Mill, all are located over 8km from a hospital. Many of the sites however are able to access these facilities via public transport. It is also unknown whether GP surgeries have capacity for residents of the proposed developments.

- 3.6.26 Opportunities for sport and recreation in the area include Edenfield Cricket Club (which is adjacent to Area of search to east of Edenfield and Land to southeast of Edenfield), the Edenfield Recreational Ground and it's adjacent play area, local parks, and footpaths connecting to the greater PRow network.
- 3.6.27 Land at Chatterton Hey is currently used as an informal recreation space for many residents and so implications of development at this site remain uncertain. Development will result in a greater number of people using a smaller range of recreational facilities, although these are easily accessible.
- 3.6.28 Sites within Edenfield have good access to both recreation amenities and healthcare facilities. As such, development at proposed sites in Edenfield is generally considered to have positive effects on human health.
- 3.6.29 Sites situated adjacent to the A56 site may be affected by noise from passing traffic. The extent to which residents are likely to be affected by road traffic noise cannot be verified without noise data collected in the field (SA Objective 8).
- 3.6.30 All sites are located within 1km of a primary school. Edenfield Church of England, for example, is within 1km of the following sites:
- Land west of Blackburn Road;
 - Caravan Storage Site by A46;
 - Land at Alder Bottom;
 - Land between Charlton Hey and Nursing home;
 - Land to the west of Moorland View;
 - Area of Search to the east of Edenfield;
 - Land to the south east of Edenfield;
 - Land west of Blackburn Road;
 - Horse & Jockey;
 - Land off Blackburn Road (A);
 - Land off Blackburn Road (B);
 - Land on Burnley Road;
 - Land at Market Road;
 - Field off Market Street; and
 - Plunge Mill.
- 3.6.31 The following sites are fully located within 2km from a secondary school:
- Caravan Storage Site by A56;
 - Land to the west of Moorland View;
 - Land off Blackburn Road (A);

- Land off Blackburn Road (B);
- Land west of Blackburn Road; and
- Land on Burnley Street.

- 3.6.32 Area of Search to the south east of Edenfield, Land between Chatterton Hey and Nursing Home; and Land at Alder Bottom are partially within the recommended 2km distance for secondary schools.
- 3.6.33 Where the 2km satisfactory distance is measured 'as the crow flies', it is highlighted that the distance from sites to the school may exceed this distance in practice, taking into account the topography of Edenfield and the road layout of the valley. To Haslingden High School, residents would likely be using the B6527 by car or the 484 bus service. Access to schools can also be obtained via the dedicated school bus services 892 and 998 (SA Objective 12).
- 3.6.34 The majority of sites are well served by the local bus services that cover Edenfield and the surrounding area. Regular bus services include the 273, 482, 484 and 482.
- 3.6.35 For Caravan Storage Site by A56, Edenwood Mill and Land at Alder Bottom, accessing bus stops would involve crossing the busy A56. The under-bridge at this location maintains the convenience of these bus stops.
- 3.6.36 Public footpaths run throughout the settlement, including the Pennine Bridleway, providing access to the greater PRoW network (SA Objective 13).

3.7 Crawshawbooth

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land to rear of Lyndale Scout Hut	0	0	0	+/-	++	-	0	-	-	++	0	+	+

- 3.7.1 Crawshawbooth is a smaller settlement in the west of the borough, to the north of Rawtenstall and to the east of Haslingden.
- 3.7.2 Land to rear of Lyndale Scout Hut lies adjacent to existing development, which slopes, steeply in the west and gently in the east. Development may have an adverse impact on views southwards from the site to the hills (SA Objective 1).
- 3.7.3 The ecological value of this Crawshawbooth site is considered to be low. It is not designated or part of the Lancashire Ecological Network (SA Objective 3 and 7).
- 3.7.4 Land to rear of Lyndale Scout Hut is located in Flood Zone 1, therefore is at low risk of flooding. As development at this site would lead to loss of existing green space, sustainability implications for water remain uncertain (SA Objective 4).
- 3.7.5 There are no known areas of contaminated land at this location (SA Objective 5).
- 3.7.6 The nearest doctor's surgery is over 1km from Land to rear of Lyndale Scout Hut. A regular bus service provides access from the site to St James GP Surgery. Accrington Victoria Hospital is located within 8km of the site. Burnley Hospital is within 11km of the site and provides convenient access via a direct road, and provides a wider range of services. There is also a health centre at Rawtenstall, which provides a variety of services and is less than 4km away.
- 3.7.7 Marl Pits Centre in Rawtenstall is approximately 2.5km south of the site but is accessible via public transport. Adjacent to the site is a footpath which leads east to a further PRow network, including open access land, Swinshaw Moor approximately 1km east (SA Objective 8).
- 3.7.8 Crawshawbooth Primary School is within 1km of the site. The nearest secondary school, Alder Grange Community Technology School is accessible by public transport from bus stops within 200m from the site (SA Objective 12).

- 3.7.9 There is a bus stop within 200m of the site, which is served by low to high frequency bus services, providing good accessibility to surrounding villages and towns. There is also a public footpath running adjacent to the south of the site, aiding residents access to local scale convenience stores and community facilities (SA Objective 13).

3.8 Goodshaw & Loveclough

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Swinshaw Hall	-	0	-	+	-	-	--	+	-	++	0	+	+
Land north of The Jester	-	0	0	+	-	-	-	+	-	++	0	+	+
Land east of Goodshaw Lane	-	0	0	+	-	-	-	+	-	++	0	+	-
Lawson Street	0	0	-	+	0	-	0	+	-	++	0	+	+
Land north of Commercial Street	-	0	-	+	-	-	--	+	-	++	0	+	+
Thirlmere Way, Goodshaw Chapel	+	0	0	+	++	-	0	+	-	++	0	+	-
Land adj Laburnum Cottage	+	0	0	+	+/-	-	0	+	-	++	0	+	+
Middlegate Green	+	0	0	+	++	-	0	+	-	++	0	+	+
Land adj Goodshaw Bowling Green	+	0	+/-	+	-	-	0	-	-	++	0	+	+
Land adj Ullswater Way	-	0	0	+	-	-	--	-	-	++	0	-	-
Field adjacent Goodshaw Lane/Gibhill Lane	-	0	-	+	-	-	--	-	-	++	0	+	+
Land adjacent Recreation Ground 81	-	+/-	-	+	-	-	--	-	-	++	0	+	+

3.8.1

Goodshaw and Loveclough are located in the north west of the borough, to the north of Rawtenstall. All sites within Goodshaw and Loveclough are located within the Settled Valleys LCT. The area holds the characteristic linear pattern of urban settlement on the valley floor and the lower south facing slopes from which there are frequently views out to the woodland, pastures and moorland edges.

- 3.8.2 The sloping topography seen at Field adjacent Goodshaw Lane/Gibhill Lane and Land adjacent Recreation Ground 81, is typical of the deep incised valley profile, with both sites being greenfield sites on the urban edge. Agricultural land parcels have a patchwork formation at Land adjacent Recreation Ground 81, with an area of woodland in the centre of the site. Both sites are open, with views from the settlement being changed from rural to edge of urban if developed.
- 3.8.3 Surrounding residential development encloses Thirlmere Way, Land adjacent Laburnum Cottage, Middlegate Green, Land adjacent to Goodshaw Bowling Green and Land adjacent Ullswater Way. Treelines act as screening for sites, along with roads, which create a barrier to development. Potential negative landscape impacts, however, have been identified at Land adjacent Ullswater Way, as this area is characterised by areas of amenity greenspace, one of which would be lost to this development.
- 3.8.4 The larger, more open sites are predominately pasture. Development would result in urban extensions into the open landscape, and are likely to be visible from existing residential development, roads such as the A682, and public footpaths. Land east of Goodshaw Lane and Lane east of The Jester have dwellings on the site boundaries themselves, which are likely to have views changed from open landscape to built urban form.
- 3.8.5 A network of public footpaths either run alongside or pass through a number of sites including Land adjacent Recreation Ground 81, Land North of the Jester, Middlegate Green and Swinshaw Hall. Additionally, Rossendale Way promoted route crosses Field adjacent Goodshaw Lane/Gibhill Lane, and is adjacent to Swinshaw Hall and Land North of Commercial Street.
- 3.8.6 Views are also likely to be altered from The Glory Hotel, as a result of development at Land north of Commercial Street. Visual impact for receptors using these facilities are likely to be high, changing views from rural to edge of urban (SA Objective 1).
- 3.8.7 With regard to historic assets in the area, St Mary's and All Saints Church is a Grade II listed building within 90m of Land adjacent Laburnum Cottages, and there are Grade II and Grade II* buildings such as the Old Baptist Chapel located to the south of Field adjacent Goodshaw Lane/Gibhill Lane. Development is unlikely to have a negative impact upon these features since there is already a large amount of residential property within the immediate area of the listed buildings, including in view of the Chapel. Development is likely to maintain the current setting of the historic assets (SA Objective 2).

- 3.8.8 The Grade II listed Old Baptist Chapel lies to the east of Land adjacent to Ullswater Way and Thirlmere Way, and to the north of Land east of Goodshaw Lane. This historic feature is not likely to be affected by development as it is set against a residential background to the west. The open countryside to the east of this feature will not be affected.
- 3.8.9 Loveclough Fold Conservation Area and Goodshawfold Conservation Area are located to the west of Goodshaw, however these are unlikely to be affected by the proposed development. Adjacent to the west of Land adjacent Recreation Ground 81 is Goodshaw Conservation Area. Development here does have the potential to impact the setting of this feature (SA Objective 2).
- 3.8.10 Biodiversity value ranges across the sites proposed in Goodshaw. Sites such as Thirlmere way, Land adjacent Laburnum Cottages and Middlegate Green are considered to have low ecological value due to their urban location. These sites are managed as mown grass recreational areas. Within Land adjacent Goodshaw Bowling Green, there are a number of old derelict buildings that from aerial and streetview photography appear to potentially be ideal habitat for European protected species (e.g. bats). An ecological survey should be undertaken prior to development at this site in order to determine the biodiversity value.
- 3.8.11 Goodshaw Baptist Chapel Grounds BHS is located 115m to the south of Field adjacent Goodshaw Lane/Gibhill Lane, and Limy Water Fields BHS is located 200m to the west of Land adjacent Recreation Ground 81. Swinshaw Hall contains broadleaved woodland and deciduous woodland. This site, Land adjacent Recreation Ground 81, Field adjacent Goodshaw Lane/Gibhill Lane, and Land north of Commercial Street, also contains areas of the LGEN. There are also patches of trees, in linear and nucleated arrangements at Swinshaw Hall and also at Land East of Goodshaw Lane, that may be associated with a number of important species, and be of value for habitat connectivity. Development at these sites may lead to a reduction of biodiversity; fragmenting networks, adversely impacting the protected sites, and reducing connectivity.
- 3.8.12 Lawson Street may have high biodiversity potential due to the trees, scrub and tall, ruderal vegetation on site. These could provide habitats for bats, birds, reptiles and invertebrates, which would be lost if the site were developed (SA Objectives 3 and 7).
- 3.8.13 All sites are located within Flood Zone 1, and are at low risk of flooding. It is not anticipated that development at the sites in Goodshaw will lead to unacceptable increases in water abstraction, or declines in water. Development at a number of sites, whilst being located within Flood Zone 1, would lead to a loss of green space. In these cases sustainability impacts remain uncertain.

- 3.8.14 A watercourse runs through Land adjacent Recreation Ground 81, Field adjacent Goodshaw Lane/Gibhill Lane, Swinshaw Hall and Land adjacent Goodshaw Bowling Green. A 1 in 30 year surface water flooding risk is located:
- Along the western boundary of Land east of Goodshaw Lane;
 - Land adjacent Recreation Ground 81;
 - Along the eastern boundary of Thirlmere Way;
 - Along the eastern boundary of Land adjacent Ullster Way;
 - Within Middlegate Green;
 - Within Land north of The Jester; and
 - At Swinshaw Hall.
- 3.8.15 Development at these sites would be at high risk of surface water flooding (SA Objectives 4 and 7).
- 3.8.16 Brick Clay and Sandstone mineral resources are present in Goodshaw. The following sites are partially/wholly located within a RMSA:
- Land north of Commercial Street;
 - Land adjacent Recreation Ground 81;
 - Field adjacent Goodshaw Lane/Gibhill Lane;
 - Swinshaw Hall;
 - Land adjacent Goodshaw Bowling Green;
 - Land north of The Jester;
 - Land east of Goodshaw Lane; and
 - Land adjacent Ulster Way.
- 3.8.17 There are potential areas of contamination at Land adjacent Laburnum Cottages, Land adjacent to Goodshaw Bowling Green, and Land adjacent to Ullswater Way, which should be investigated and remediated prior to development (SA Objective 5).
- 3.8.18 Land adjacent to Ullswater Way currently consists of informal amenity green space, which could be classed as a GI asset. Development of this land would lead to loss of a GI feature (SA Objective 7).
- 3.8.19 All sites within Goodshaw and Loveclough are more than 1km from a GP surgery, but all are within 8km of Accrington Victoria Hospital. Burnley Hospital is approximately 10km away from Goodshaw, with a much wider range of services, and convenient road access. Many of the sites are able to access GP surgeries, such as St. James Medical Centre, by public transport. Buses stop close to sites, providing moderate to high frequency services.

-
- 3.8.20 Goodshaw and Loveclough are limited in recreational facilities, being located over 2km from a leisure centre. There are a number of small recreational grass areas scattered throughout the settlements that provide space some for recreation, encouraging residents to engage in physical activity and benefit their health and wellbeing.
- 3.8.21 Adjacent and through the middle of sites are footpaths that lead east and west to further PRowS. From Land adjacent to Goodshaw Bowling Green, for example, the Rossendale Way links up to open access land of Swinshaw Moor approximately 1km to the southeast and Meadow Head approximately 870km to the northeast. Development at Swinshaw Moor will however partially remove the existing recreational facilities in the area. Development at Land adjacent Ulster Way would lead to a loss of amenity green space, which would reduce current residents access to sport and recreational facilities (SA Objective 8).
- 3.8.22 All sites are located within 1km of a primary school with the exception of Swinshaw Hall, Land north of Commercial Street, and the northern half of Land adjacent Recreation Ground 81. These two sites are just outside of the recommended 1km distance, and would be able to access the primary school easily via public transport. All sites are located just over 2km from a secondary school. Bus stops are located in close proximity to all sites, particularly on Burnley Road, where the X43 service is within 200m of numerous sites. Land adjacent Ullswater Way, Thirlmere Way and Land East of Goodshaw Lane are not within 200m of a bus stop, although there are stops served by high frequency services within 400m of the sites. Public footpaths run throughout Goodshaw and Loveclough, including the Rossendale Way, providing access to the greater PRow network (SA Objective 13).

3.9 Water

	1 Landscape	2 Cultural heritage	3 Biodiversity	4 Water	5 Natural resources	6 Climate change mit	7 Climate change adp	8 Human health	9 Material assets	10 Housing	11 Employment location	12 Employment skills	13 Transport
Land north of Springside	0	+/-	0	+	-	-	0	-	-	++	0	-	+
Land opposite Baptist Church	+	0	0	+	-	-	0	-	-	++	0	-	+
South of Forest Mill	0	0	0	+	-	-	0	-	-	++	0	-	+
Land off Lower House Green (Isle of Man Mill)	+	0	0	+	-	-	0	+	-	++	-	-	+
Land off Lower House Green (Isle of Man Mill) (E)	+	0	0	+	-	+/-	0	+	-	-	++	-	+

3.9.1 Water is situated in the north of Rossendale, directly north of Waterfoot.

3.9.2 All Water sites are predominately agricultural field parcels, located within the Settled Valleys LCT. Maintaining the characteristics of the LCT, all sites are generally in keeping with the settlement pattern of the area. Sites extend from Burney Road east and continue the ribbon style development familiar to Rossendale. All sites are currently surrounded by built development and new development would be in keeping with the character of the townscape, however may alter views from surrounding development. For example, properties on Dean Fold and Burnley Road East that are currently looking out onto open landscape, would look out onto urban built form.

3.9.3 Development at South of Forest Mill would extend the urban area slightly further into the landscape to the west, up until the Pennine Bridleway. The Pennine Bridleway promoted route runs adjacent to the western boundary of South of Forest Mill, views from which would be adversely altered as a result of development. Additionally, a single public footpath runs through Land opposite Baptist Church (SA Objective 1).

3.9.4 With regard to historic assets located in close proximity to sites, Grade II listed 1135-2241, Burnley Road East buildings are located approximately 20m from the western boundary of Land north of Springside. Development may impact the setting of these listed buildings (SA Objective 2).

3.9.5 All sites are located in Flood Zone 1, therefore are at low risk of flooding.

-
- 3.9.6 Land off Lower House Green (Isle of Mann Mill) and Land north of Springside contain small areas of high risk of surface water flooding. At Land off Lower House Green (Isle of Mann Mill) a watercourse runs through the site (SA Objective 4).
- 3.9.7 Land off Lower House Green (Isle of Mann Mill) was previously developed for housing and a reservoir. Part of the reservoir remains but grass and ruderal vegetation have covered the former housing site.
- 3.9.8 All sites are within the RMSA, thus access to mineral resources would be lost if sites were developed (SA Objective 5).
- 3.9.9 Water has limited access to health and sports facilities. There is no GP surgery, NHS hospital, nor leisure centre within satisfactory distance of any of the proposed sites. The nearest facilities are within Rossendale and Waterfoot, such as St. James Medical Centre, Waterfoot Health Centre and Marl Pits Leisure Centre. These facilities are accessible via public transport from Water.
- 3.9.10 The Pennine Bridleway is located within 100m of Land off Lower House Green, which is a nationally promoted PRow providing recreational and scenic routes throughout Rossendale and the Pennines. Access to this is likely to benefit resident's/employee's physical, social and mental health and wellbeing (SA Objective 8).
- 3.9.11 All sites are within 1km of Water Primary School, however the nearest secondary schools, Alder Grange High School and Fearn's Community Sports College, are over 2km from all sites. The 483 bus service runs from Water and is in close proximity to all sites, providing a direct link to Burnley. This is a moderate frequency service and does not provide access to secondary schools (SA Objectives 12 and 13).

3.10 Rawtenstall, Newchurch & Longholme

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change nit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Laund Bank Barn 2	-	0	-	--	-	--	0	+	-	++	0	+	+
Land to the east of Alder Grange School	--	+/-	+/-	+	-	--	0	+	-	++	0	+	+
Haslam Farm	--	-	-	+	-	-	--	+	-	++	0	+	+
Lomas Lane	-	0	0	+	-	-	0	-	-	++	0	+	--
Woodtop Garage	+	0	+/-	+	-	-	--	+	-	++	0	+	+
Land east of Hollin Way	--	+/-	+	+	-	-	+	+	-	++	0	+	-
Land west of Hollin Way	+	0	+/-	+	-	-	--	+	-	++	0	+	+
Land north of Lime Tree Grove	+	+/-	+	+	-	-	0	+	-	++	0	+	+
Valley Centre	++	+/-	0	+	++	-	0	+	-	++	--	+	++
Valley Centre (Mixed use)	++	+/-	0	+	++	+/-	0	+	-	+	++	+	++
Johnny Barn Farm	--	+/-	0	+	-	-	0	+	-	++	0	+	+
Johnny Barn 2	-	0	0	+	-	-	0	+	-	++	0	+	+
Constable Lee Court	++	+/-	+/-	--	+/-	-	+	+	-	++	0	+	++
Land off Cherry Tree Lane	+	0	-	+	++	-	--	+	-	++	0	+	+
Hobson Street Plateau	+/-	0	-	+	0	-	--	+	-	++	0	+	++
Land at Hollin Lane	-	0	+/-	+	-	-	0	+	-	++	0	+	--
Willow Avenue off Lime Tree Grove	+	+/-	+/-	+	+/-	-	--	+	-	++	0	+	++
Site at Oakenhead/ Hollin Avenue	--	0	0	+	+/-	-	0	+	-	++	0	+	+
Lane east of	-	0	0	+	-	-	0	+	-	++	0	+	--

Acrefield Drive													
Carr Farm, Lomas Lane	--	--	+	+	-	-	0	+	-	++	-	+	--
Land at Cloughfold	-	+	-	+	0	-	--	+	-	++	0	+	++
East Parade	++	+/-	0	+	++	-	0	+	-	++	0	+	+
Whinberry View	++	0	+	-	++	-	0	+	-	++	0	+	++
Land west of Riverside Business Park	+	0	-	+	-	-	--	+	-	++	0	+	-
Land between New Barn Lane and Lomas Lane	-	0	0	+	-	-	0	-	-	++	0	+	--
New Hall Hey West	+	0	0	+	-	-	0	-	-	++	-	+	-
New Hall Hey West (E)	+	0	0	+	-	+/-	0	-	-	-	++	+	-
New Hall Hey East (housing)	+	-	0	+	-	-	0	-	-	++	-	+	-
New Hall Hey East (employment)	+	-	0	+	-	+/-	0	-	-	-	++	+	-
Land to rear of Holland Avenue	-	0	-	+	0	-	0	+	-	++	0	+	+
Former Broadley's Mill	++	0	+/-	+	+/-	-	--	+	-	++	--	+	+
Former Broadley's Mill (E)	++	0	+/-	+	+/-	+/-	0	+	-	-	++	+	+
Hardman Avenue	0	0	0	+	-	-	+	+	-	++	0	+	-
Land at Robert Street (E)	++	+	0	--	+/-	+/-	0	+	-	0	++	+	++
Rossendale Motor Sales (E)	++	0	0	--	+/-	+/-	0	+	-	0	++	+	+
Holme Works (E)	++	0	0	--	+/-	+/-	0	+	-	0	++	+	+
Former Rossendale and Accrington College Site (E)	++	+/-	0	+	++	+/-	0	+	-	0	++	+	++
Townsend Fold	-	+/-	-	-	-	-	--	+	-	++	-	+	+
Townsend Fold (E)	-	+/-	-	-	-	+/-	--	+	-	-	++	+	+
Land to rear of Hardman Avenue	--	0	-	+	0	-	--	+	-	++	0	+	-

Waingate	0	+/-	+/-	+	-	-	0	+	-	++	0	+	+
Greenbridge Mill	-	-	0	+	0	-	0	+	-	++	--	+	+
Land between A680 and A682 (E)	-	0	-	+	+/-	+/-	--	-	-	0	++	+	+
Land north of Hollin Lane	-	0	0	+	0	-	0	+	-	++	0	+	-
Land to the west of Dobbin Lane	0	-	-	+	0	-	--	+	-	++	0	+	++
Land at Oakenhead Wood	-	0	0	+	0	-	0	+	-	++	0	+	-
Land to the east of Johnny Barn 2	-	+/-	+/-	+	-	-	0	+	-	++	0	+	+
Extension of New Hall Hey to the west (E)	0	0	-	-	-	+/-	--	-	-	0	++	+	+
Horncliffe Quarry	-	0	-	+	-	-	--	-	-	++	0	+	+
Land west of Lomas Lane	-	0	-	+	-	-	--	-	-	++	0	+	+

3.10.1 Rawtenstall is the main town in Rossendale, located in the centre of the borough. Longholme is a ward located within the Rawtenstall area, to the southwest. Newchurch is a smaller village in the centre of Rossendale. It is located between Rawtenstall (to the west) and Waterfoot (to the east).

3.10.2 Due to the location of sites, sites to the southwest of Rawtenstall that are geographically closer to Waterfoot (Land adjacent Dark Lane, North of Staghills Road, Woodlands Close, Land adjacent Swiss Clough, Mount Zion Baptist & 240 Edgeside Lane, and Garage Colony off Turnpike) will be included within the Waterfoot assessment at **Section 3.15**.

3.10.3 LCTs covering Rawtenstall and Longholme include Settled Valleys LCT, Moorland Fringes/ Upland Pastures LCT, and Enclosed Uplands LCT. Rawtenstall holds characteristics of these LCTs, including a deep incised valley profile, typical of Settled Valleys, and open 'upland' landscape, typical of Moorland Fringes/Upland Pastures.

- 3.10.4 The site located within Newchurch, Land to the east of Johnny Barn 2 covers two LCTs. The northeastern area of the site is located in the Enclosed Uplands LCT and the south western area is located in the Settled Valleys LCT. The site is greenfield land, used predominately for pasture, with some hedgerows and trees surrounding the site to the north and east. The site is gently sloping, and joined to the south by housing off Newchurch Road. The site is screened to the north by trees, however would be an extension to the main settlement to the south. Receptors at these properties to the south of the site are likely to have views changed from rural to edge of urban as a result of development.
- 3.10.5 Johnny Barn Farm, Land to the east of Alder Grange School, and Johnny Barn 2, Extension of the New Hall Hey to the West (E), Horncliffe Quarry and Land west of Lomas Lane are currently agricultural land that gently slopes upwards to the north, and eventually to the valley hills. Horncliffe Quarry is a restored now greenfield site, and there is a water feature central to Land west of Lomas Lane. Topographically, these sites are higher than current surrounding development, thus any housing would be visible from many points in the valley and may set a precedent for building higher on the hills. Views from Johnny Barn Close are of open, undulating countryside, thus the character of the area would change if this site were developed. Development at Horncliffe Quarry would be disconnected from the current settlement pattern. Development at this site and Land west of Lomas Lane would extend the settlement to the east and south.
- 3.10.6 Development at sites in visible locations is likely to affect receptors from residential dwellings, some roads, and recreational users of nearby PRow and the Irwell Sculpture Trail. The Irwell Sculpture Trail runs along the southern boundary of New Hall Hey West and New Hall Hey East, adjacent to the eastern boundary of Extension of New Hall Hey to the west, and along the northern boundary of Greenbridge Mill. The East Lancashire Railway also runs alongside New Hall Hey West and New Hall Hey East. Both the railway and sculpture trail constitute important visual receptors. Townsend Fold is also likely to be visible from users of the Irwell Sculpture Trail, and there are single public footpaths also crossing through sites such as Lomas Lane, Haslam Farm, and Land to the east of Alder Grange School.
- 3.10.7 **Table 3.1** presents sites that currently consist of brownfield land.

Table 3.1: Brownfield sites in Rawtenstall

Potential site allocations on brownfield land	
Valley Centre	Former Broadley's Mill
Former Broadley's Mill (E)	Former Rossendale and Accrington College Site

East Parade	Land adjacent Dark Lane
Constable Lee Court	Rossendale Motor Sales
Land at Robert Street	Holme Works
Rossendale Motor Sales	Whinberry View
Greenbridge Mill (Hall Carr Mill)	

- 3.10.8 In terms of landscape, brownfield sites are considered to be less sensitive to development. Development at these locations is likely to make use of underused townscape and is likely to result in no adverse impacts.
- 3.10.9 Many of the sites within Rawtenstall, such as Woodland Close, Willow Avenue off Lime Tree Grove, and Land west of Riverside Business Park are well enclosed by existing development and are unlikely to result in negative landscape impacts. Woodtop Garage, Lomas Lane and Land to the west of Hollin Way, for example, would act as infill between existing settlement and the railway line. Other sites are well enclosed by treelines and hedgerows. Housing development at these sites are likely to be in keeping with the existing townscape character, particularly where surrounding development is also residential. Where sites are less well screened, development is likely to negatively impact any nearby residential dwellings and the overall character of the area. This is likely to be seen at Land between A680 and A682, and at Land to the west of Dobbin Lane.
- 3.10.10 Land off Cherry Tree Lane, Land at Cloughfold, Land adjacent Dark Lane, and Hobson Street Plateau are currently used as playing fields, recreation areas or parks and are enclosed by existing residential development. Change of these sites to built development could alter the character and setting at these locations, particularly where features such as woodland trees are scattered across the sites.
- 3.10.11 Rossendale consists largely of ribbon development along the valley. Development at Land north of Lime Tree Grove would retain the same pattern of development in the area and would not cause an extensive urban development into the landscape. Development at sites such as Land at Hollins Lane, Greenbridge Mill, Land at Oakenhead Wood, Land north of Hollin Lane, Land to the east of Alder Grange School, Lomas Lane, Land between New Barn Lane and Lomas Lane and Oakenhead/Holland Avenue, however, would likely cause an urban extension into the landscape, rather than conforming to the ribbon settlement pattern of the local area. This is likely to be the case at sites such as Land east of Hollin Way, Land Bank Barn 2 and Land to the rear of Holland Avenue.

- 3.10.12 Extension of New Hall Hey to the west is located within the Green Belt. The Green Belt Review (2016) states that this land parcel does not have potential for release (SA Objective 1).
- 3.10.13 The Former Broadley's Mill/ Reeds Holme works was occupied in 1854 by William Lord, cotton manufacturer. Only some of the external walls of this mill remain, with the remainder having been demolished. The site is proposed for housing or employment uses.
- 3.10.14 Listed buildings are located within close proximity of a number of sites:
- The Roman Catholic Church of St. James the Less is a Grade II listed building adjacent to the south of Constable Lee Court;
 - 'Lower Chapel Hill Farmhouse' is a Grade II listed building located approximately 15m from the boundary of Land to the east of Alder Grange School;
 - Chimney on Hillside C50 metres south of Greenbridge works Grade II Listed Building is located 45m south of Greenbridge Mill;
 - The Church of St. Paul is a Grade II listed building located to the south of Willow Avenue off Lime Tree Grove;
 - Gravestone Land to the north of the Old Rectory Grade II listed building is located 25m east of Land to the west of Dobbin Lane;
 - There is a Grade II listed C17 Farmhouse (No.s 2 and 4 Higher Constable Lee, ID: 1072765) in close vicinity to Land east of Hollin Way; and
 - Waingate Farmhouse is a Grade II listed building located to the northwest of Waingate, and approximately 40m from the boundary of Land to the east of Alder Grange School.
- 3.10.15 Whilst development at these sites may not affect the listed buildings directly, it may affect the setting of the features. At Greenbridge Mill, Greenbridge Works Grade II listed building is located within the site boundary, central to the site. Development has the potential to impact the feature itself and its setting.
- 3.10.16 The East Lancashire Railway runs adjacent to New Hall Hey East, Haslam Farm and Townsend Fold. This is a railway that runs heritage trains for tourists, as well as various events including parties, steam galas and dining experiences¹⁶. Design of the new development could impact the setting of the railway, although it already passes through a developed area near this point. The new development should be sensitively designed towards this heritage feature, including screening the development from view of the tracks. In the absence of mitigation measures, there is potential for development to alter the wider setting of the railway.

¹⁶ East Lancashire Railway (2015) Website. Available at: <http://www.eastlancsrailway.org.uk>

- 3.10.17 Cloughfold Conservation Area is located approximately 320m to the west of Land to the east of Johnny Barn 2. Development would have the potential to adversely impact the setting of this feature. Valley Centre is within the Rawtenstall town centre conservation area with a number of Grade II listed buildings surrounding the potential site. The Valley Centre, which is currently located on the site, was a 1960s shopping area that was demolished four years ago. Most of this area is currently a public square with planning permission for a new bus station. It is not known if the introduction of houses will conform with the local listed buildings and conservation area townscape.
- 3.10.18 Land to the west of Dobbin Lane is partially located within Cloughford Conservation area. Former Rossendale and Acrington College Site, Johnny Barn 1, and Johnny Barn 2 are also within close proximity of conservation areas. Development at these sites has potential to alter the setting of these features (SA Objective 2).
- 3.10.19 A number of sites such as Land to the rear of Holland Avenue, Land Bank Barn 2, Land to the east of Alder Grange School, and Haslam Farm contain areas of deciduous and broadleaved woodland, young trees, and some green space. Development at these sites may have an adverse effect on biodiversity. At Willow Avenue off Lime Tree Grove, Woodtop Garage and Land at Hollins Lane, biodiversity value is unclear. Tussock grassland seen at Land at Hollins Lane, for example, has potential suitability for reptiles, which are a European protected species. An ecological survey should be completed prior to development to establish the ecological value of these sites.
- 3.10.20 The abandoned mill at Former Broadley's Mill is likely to have a low to medium suitability to provide habitat for bats, a European protected species. The site is designated as part of the LWEN and is in danger of fragmentation if redeveloped.
- 3.10.21 At Hobson Street Plateau, development is likely to remove an existing piece of GI that is seen to have high biodiversity value.
- 3.10.22 Part of Crawshaw Hall Wood BHS is located within Land Bank Barn 2. This site, and Land to the east of Alder Grange School both contain part of an IWS. There is also an IWS located adjacent to Lomas Lane and another approximately 110m to the south of Land to the east of Johnny Barn 2. The IWSs may be adversely impacted as a result of development.

- 3.10.23 Land Bank Barn 2, Land at Cloughfold, Woodlands Close, Land west of Riverside Business Park, Land to the east of Alder Grange School, Land between A680 and A682, Land to the west of Dobbin Lane, Land west of Lomas Lane, Extension of New Hall Hey to the West (E), Horncliffe Quarry, Land to rear of Hardman Avenue and Haslam Farm contain areas of the LWEN. Additionally, Land Bank Barn 2, Townsend Fold, Land between A680 and A682, Extension of New Hall Hey to the west (E), Horncliffe Quarry, Land west of Lomas Lane, and Haslam Farm contain areas of the LGEN. Development on these sites may fragment these networks, leading to a loss of habitat and consequently a loss of biodiversity. Land to west of Hollin Way is adjacent to some woodland but is not recognised as part of the Lancashire Woodland Ecological Network.
- 3.10.24 The wooded area along Waingate Road and Land to the east of Alder Grange School has high biodiversity potential, in addition to the scrubland within the site boundary of Land to the west of Dobbin Lane, and the permanent pasture and some mature hedgerows/trees at Land to the east of Johnny Barn 2. It is not known if development will affect these habitats and any associated species, as this is dependent on the design of and access to the development. It is thought that ecological surveys should be carried out prior to development at these sites (SA Objectives 3 & 7).
- 3.10.25 The majority of sites are located within Flood Zone 1, which are at low risk of flooding. Whinberry View and Townsend Fold are located partially within Flood Zone 2. Areas of Flood Zones 2 and 3 are located along the eastern boundary of Land Bank Barn 2, the western part of Rossendale Motor Sales, the western part of Holme Works, the eastern boundary of Land at Robert Street, the eastern boundary of Extension of New Hall Hey to the west, and the northwest corner of Constable Lee Court. Development in Flood Zones 2 and 3 is at high risk of flooding. The western edge of Former Broadley's Mill is adjacent to Flood Zone 3.
- 3.10.26 Where development would lead to loss of existing green space, for example at Land east of Hollin Way and Hobson Street Plateau, sustainability implications for water remain uncertain.
- 3.10.27 The following sites contain areas of high surface water flooding risk:
- Land Bank Barn 2;
 - Land west of Lomas Lane;
 - Horncliffe Quarry;
 - Land to the east of Johnny Barn 2;
 - Land to the east of Alder Grange School;
 - Former Broadley's Mill;
 - Constable Lee Court;

-
- Land east of Acrefield Drive;
 - Land west of Riverside Business Park;
 - Land west of Hollin Way;
 - Land east of Hollin Way;
 - Land at Hollin Lane;
 - Waingate;
 - Former Rossendale and Accrington College Site;
 - New Hall Hey (East);
 - New Hall Hey (West);
 - Townsend Fold; and
 - Holme Works.
- 3.10.28 Where sites are located within close proximity of the River Irwell, it is uncertain whether development would increase risk of flooding (SA Objective 4).
- 3.10.29 New Hall Hey West and New Hall Hey East are within approximately 300m of an air quality management area (AQMA). Land between A680 and A682 is located adjacent to an AQMA to the west of the site. An increased number of residents at these sites may increase the number of cars travelling through the AQMA and increase congestion in this area.
- 3.10.30 The following sites are located within areas of potential contaminated land:
- Land to west of Hollin Way;
 - Land at Robert Street;
 - Rossendale Motor Sales;
 - Land west of Riverside Business Park;
 - Holme Works;
 - Oakenhead/Holland Avenue;
 - Former Broadley's Mill;
 - Constable Lee Court; and
 - Land to Rear of Johnny Barn Farm.
- 3.10.31 These should be investigated, and if necessary, remediated against prior to development. Adjacent to Willow Avenue off Lime Tree Grove is an area of contaminated land, which should also be investigated.
- 3.10.32 Rossendale Mineral Safeguarding Areas cover a large amount of Rawtenstall. The following sites contain areas of the RMSAs:
- Laund Bank Barn 2;
 - Extension of New Hall Hey to the west (E);
 - Horncliffe Quarry;
 - Land west of Lomas Lane;

- Land to the east of Johnny Barn 2;
- Lomas Lane;
- Land to the east of Alder Grange School;
- Haslam Farm;
- Land west of Riverside Business Park;
- Townsend Fold;
- New Hall Hey West;
- New Hall Hey East;
- Lomas Lane;
- Carr Farm;
- Hardman Avenue;
- Johnny Barn 2;
- Johnny Barn Farm;
- Waingate;
- Land at Hollin Avenue;
- Land east of Hollin Way;
- Land north of Lime Tree Grove; and
- Land east of Acrefield Drive.

3.10.33 Development at these sites may lead to sterilisation of these resources (SA Objective 5).

3.10.34 Sites to the south of the settlement area are not located within 1km of a GP surgery. New Hall Hey East and Carr Farm are partially within 1km of Rossendale Primary Health Care Centre, but the south of these sites are outside of the satisfactory distance. For further health services, all sites in the north of the settlement are within 8km of Accrington Victoria Hospital. Land to east of Alder Grange School, Land between A680 and A682, and Land at Robert Street are located partially within 8km of this NHS hospital, with the south of the sites outside of the satisfactory distance. Access to health facilities is limited for Longholme sites, with none being located within 1km of a GP surgery or 8km of a hospital.

3.10.35 Health services are accessible to most sites via public transport. Royal Blackburn Hospital and Burnley General Hospital, which provide a much wider range of services, are at least 10km away but have convenient direct road access.

3.10.36 Sites further from the settlement centre such as Land west of Rossendale Business Park and Haslam Farm can access Fairmore Medical Practice from the bus stops on Bury Road. However, Lomas Lane and Land between New Barn Lane and Lomas Lane are not able to easily access these facilities via public transport.

- 3.10.37 Marl Pits Leisure Centre is located to the east of the settlement and Haslingden Sports Centre is located to the west. All sites have access to these facilities with the exception of Horncliffe Quarry. Additional recreational opportunities in the area include New Hall Hey Cricket Club and public parks. There are also public footpaths running adjacent to/through a number of sites. These link up with other PRoWs and the Irwell Sculpture Trail, which are likely to encourage residents to walk through the surrounding countryside (SA Objective 8).
- 3.10.38 Rawtenstall, Newchurch and Longholme have good access to education facilities; all sites are within satisfactory distance of at least one primary and secondary school. These include St Mary's Church of England Primary School, Balladen Community Primary School, and All Saints Catholic High School (SA Objective 12).
- 3.10.39 Bus services run frequently in Rawtenstall, and provide a number of sites with good access to surrounding towns and local facilities. Services include the 244, 482, 464, 843 (a school bus) and the X43. There are however, exceptions for this, where there are no bus stops with medium to frequent services within 400m of sites. Land east of Acrefield Drive, Land between New Barn Lane and Lomas Lane are examples of this. At these sites, sustainable transport options are limited and it is likely that residents will have to rely on journeys by car. Bus services in Newchurch include the 10 and 473, which stop adjacent to Land to the east of Johnny Barn 2, and run Monday to Friday and Saturday. Bus services in Longholme are accessible from all sites. Services such as the 273 and 482 provide a medium frequency of services, Monday to Friday, and Saturdays (SA Objective 13).

3.11 Southeast Rawtenstall and Waterfoot

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Former Leprosy Hospital, Waterfoot	-	0	0	+	-	-	--	+	-	++	0	+	+
Garage Colony off Turnpike	-	+/-	--	+	0	-	--	+	-	++	0	+	+
Hugh Mill	0	+/-	-	+	-	-	0	+	-	++	0	+	+
Land adj Swiss Clough	-	0	--	+	0	-	0	+	-	++	0	+	+
Mount Zion Baptist & 240 Edgeside Lane	-	0	0	+	-	-	0	0	-	++	0	+	+
Land off Taylor Avenue	-	0	0	+	0	-	0	+	-	++	0	+	++
Land adj Dark Lane	++	0	0	+	++	-	0	+	-	++	0	+	+
North of Staghills Road	+	0	0	+	++	-	--	+	-	++	0	-	+
Woodland Close, Newchurch	+	0	-	+	++	-	--	+	-	++	0	-	+
Park Road Garage Site	+	0	+/-	+	++	-	0	-	-	++	0	+	+
Land at Hey Head	+	0	+/-	+	++	-	0	-	-	++	0	+	+
Waterfoot Primary School	++	0	0	+	++	-	0	+	-	++	0	--	+
Foxhill Drive	+	0	0	+	-	-	0	+	-	++	0	+	+
Mill End Mill	++	0	+/-	--	-	-	0	+	-	++	--	+	++
Land adj St Anne's School	++	0	+/-	+	-	-	0	+	-	++	0	+	++
Gaghills Building Lane	++	0	+/-	--	-	-	0	+	-	++	--	+	++
Boys Mill	+	0	0	+	-	-	+	+	-	++	0	+	+
Boys Mill (E)	+	0	0	+	0	+/-	+	+	-	-	+	+	+
Buckhurst Plant/ Warth Mill plus land at rear	-	-	-	+	-	-	-	+	-	++	0	+	++

Buckhurst Plant/ Warth Mill plus land at rear (E)	+	0	+/-	+	-	0	+	+	-	0	+	-	++
Land opposite Church Lane	+	0	-	+	0	-	--	+	-	++	0	+	+
Hugh Business Park (E)	++	0	0	--	-	+/-	0	+	-	0	++	+	++
Bacup Road Coal Yard (E)	++	0	0	--	-	+/-	0	+	-	0	++	+	++

3.11.1 The larger settlement of Waterfoot, and sites to the southeast of Rawtenstall are central to the borough. The area connects with Rawtenstall to the west and smaller settlements such as Stacksteads to the east.

3.11.2 Settled Valleys LCT and Moorland Fringes / Upland Pastures LCT cover southwest Rawtenstall and Waterfoot. The majority of sites hold characteristics typical of Settled Valleys LCT, having a linear pattern of urban settlement on the valley floor. A large number of sites (including Woodlands Close, Land at Hey Head and Park Road Garage) are located in the urban settlement area, between existing residential developments. Many of these sites would act as infill, and would be in keeping with the surrounding townscape.

3.11.3 Where sites have steep, sloping topography, there may be visual impacts on existing properties and adjoining roads. Hugh Mill has existing development to the north, south and west but may alter views from Hardman Drive and what appear to be farm buildings adjacent to the site. Where sites are screened, such as Foxhill Drive and Land opposite Church Lane, visual impact is likely to be lessened. Land opposite Church Lane is largely screened from surrounding development by the belt of woodland to the south and east and the churchyard to the north.

3.11.4 Development at Mount Zion Baptist & 240 Edgeside and Former Leprosy Hospital would not be in keeping with the existing linear settlement pattern. Development at these sites may cause urban sprawl into the open countryside, and alter views from the current settlement area.

3.11.5 Gaghills Building Lane, Buckhurst Plant, Boys Mill, Hugh Business Park, Bacup Road Coal Yard, Land adjacent Dark Lane and Mill End Mill are located on previously developed land. Parts of Mill End Mill consists of a former mill site and an active scrapyards. It is likely that there will be positive impact as a result of re-using degraded/previously developed landscape.

- 3.11.6 The Pennine Bridleway promoted route is located adjacent to the western boundary of Mount Zion Baptist & 240 Edgeside Lane, and the Irwell Sculpture Trail promoted route runs adjacent to the north eastern boundary of Former Leprosy Hospital. Additionally, public footpaths cross through Land off Taylor Avenue, Hugh Mill, Garage Colony Off Turnpike and Former Leprosy Hospital. Development at these sites is likely to alter views for walkers along these routes.
- 3.11.7 Loss of green space within the area may be seen as result of development at Garage Colony off Turnpike, Land adjacent to Swiss Clough and Land off Taylor Avenue. These sites are currently dominated by woodland and located within the urban area.
- 3.11.8 There are listed buildings located within close proximity of two of the proposed sites. The Grade II listed building Entrances to Railway Tunnels is located approximately 60m to the north of Hugh Mill, and to the north of Garage Colony off Turnpike are three listed buildings: Grade II* Church of St Nicholas with St John, Grade II* Harrier Hound Monument to Methusalah in churchyard to south of church of St Nicholas with St John, and Grade II Sundial C5 metres from south of Church St Nicholas. Development at these sites may impact the setting of these historic assets (SA Objective 2).
- 3.11.9 Kenroy's Pond BHS is located approximately 250m to the south east of Former Leprosy Hospital, and an IWS is located approximately 200m to the north of Former Leprosy Hospital. These designated sites may be adversely impacted as a result of development.
- 3.11.10 Stacksteads Gorge LGS, 'The Glen', is located approximately 35m to the north of Hugh Mill and adjacent to the eastern boundary of Land adjacent Swiss Clough. It is not expected that development will adversely impact this feature.
- 3.11.11 Woodlands Close and Former Leprosy Hospital forms part of ecological 'stepping stone' habitats, as identified in the Lancashire Grassland Network and Woodland Network. Land opposite Church Lane and Garage Colony off Turnpike are identified as being within the Lancashire Woodland Network. Development at these sites has the potential to fragment these networks, leading to a loss of mobility of species associated with these habitats and in turn, a loss of biodiversity (SA Objectives 3 and 7).
- 3.11.12 There are areas of scrub identified at sites such as Park Road Garage Site and Land at Hey Head. These areas may potentially be ideal habitat for European protected species such as reptiles. An ecological survey should be undertaken prior to development in order to determine the biodiversity value of the sites.

- 3.11.13 Garage Colony off Turnpike Land adjacent to Swiss Clough and Land off Taylor Avenue are currently dominated by woodland. There are also areas of woodland/ mature trees at Gaghills Building Lane, Buckhurst Plant and Hugh Mill. These sites have the potential to support a range of wildlife including European protected species such as bats. Development at these sites would likely lead to loss of the habitat and any associated species (SA Objective 3).
- 3.11.14 All sites are located within Flood Zone 1 with the exception of Mill End Mill, Boys Mill, Gaghills Building Lane, Bacup Road Coal Yard and Hugh Business Park. Sites located within Flood Zone 1 are of low risk of flooding.
- 3.11.15 The western part of Mill End Mill and Gaghills Building Lane, and the northern part of Hugh Business Park and Bacup Road Coal Yard are located in Flood Zone 2 and 3. Boys Mill is partially within Flood Zone 3, with some parts in Flood Zones 2 and 1. These sites therefore all contain areas of land seen to be at high risk of flooding.
- 3.11.16 Areas of Buckhurst Plant are also liable to flooding, as the area immediately surrounding the River Irwell is classified as Flood Zone 3 and there are also small areas of Flood Zone 2. The remainder of the site lies within Flood Zone 1, although as the site is already developed, redevelopment is not expected to exacerbate flood risk.
- 3.11.17 Areas of 1 in 30 year surface water flooding risk are located within the following sites:
- Waterfoot Primary School;
 - Gaghills Building Lane;
 - Mill End Mill;
 - Land adjacent Swiss Clough;
 - Land at Hey Head;
 - Boys Mill; and
 - Woodlands Close.
- Development at these sites is likely to be at high risk of surface water flooding.
- 3.11.18 Where development will lead to a loss of green space, sustainability impacts remain uncertain (SA Objective 4).
- 3.11.19 Former Leprosy Hospital, Mount Zion Baptist & 240 Edgeside Lane and Hugh Mill contains areas of the RMSA. Development at these sites would prevent future access to mineral resources.

- 3.11.20 There are likely contamination issues at Mill End Mill as a result of the former Mill site and scrapyards. Foxhill Drive, Land adjacent to St Annes School, Boys Mill, Hugh Business Park, Buckhurst Plant and Gagghills Building Lane also contain contamination issues at the site. These should be investigated and if appropriate, remediated against (SA Objective 5).
- 3.11.21 The majority of sites of Southeast Rawtenstall and Waterfoot sites are within 1km of Waterfoot Health Centre; with the exception of Mill End Mill, Foxhill Drive, Mount Zion Baptist & 240 Edgeside Lane, and the southern parts of Land adjacent Swiss Clough and Land off Taylor Avenue. All sites are over 8km from an NHS hospital, the nearest include Rochdale Infirmary and Accrington Victoria Hospital. Rawtenstall Primary Health Care Centre provides a variety of health services less than 3km to the west. Access to health facilities from most sites is achievable via bus services. However for some sites, for example at North of Staghills Road, the nearest bus stops do not provide direct public transport to Waterfoot Health Centre.
- 3.11.22 Sites to the west of Waterfoot are located within 2km of Marl Pits Leisure Centre, which is located on Newchurch Road. Sites such as Hugh Mill and Mount Zion Baptist & 240 Edgeside Lane are just over 2km from Marl Pits, however are still likely to be able to access the leisure centre. Additional recreational opportunities accessible from sites include Rossendale Sports Centre and Fearn Community Sports College. There are also public parks such as Edgeside Park, and the PRoW network, including the Irwell Sculpture Trail. These features are likely to benefit residents/employee's physical, social and mental health and wellbeing (SA Objective 8).
- 3.11.23 Mill End Mill and Gagghills Building Lane previously provided employment. Change of this site to housing will result in the loss of local employment and employment floorspace within Rossendale (SA Objective 11).
- 3.11.24 All sites have good access to educational facilities, being located within satisfactory distances of both primary and secondary schools (SA Objective 12).
- 3.11.25 Southeast Rawtenstall and Waterfoot have a variety of low to high frequency bus services within the area, including the number 8, 245, 464, 482, and 844. All sites are within 400m of a bus stop. The bridleway and footpaths also provide access to basic facilities (SA Objective 13).

3.12 Ewood Bridge & Irwell Vale

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Mayfield Chicks	+	+/-	-	+/-	0	-	--	-	-	++	-	+	+
Mayfield Chicks (E)	-	+/-	-	+/-	0	+/-	--	-	-	-	+	+	+
Irwell Vale Mill	-	--	-	--	-	-	-	+	-	++	0	+	-
Old Football Ground Manchester Road	-	0	0	--	-	-	0	-	-	++	0	-	+

3.12.1 Ewood Bridge is located in the south west of the borough, just south west of Rawtenstall, and to the south east of Haslingden.

3.12.2 Development at Mayfield Chicks is likely to impact the landscape as it is largely surrounded by greenfield land and located away from the existing residential development of Ewood Bridge. The site is located partly within the greenbelt and is identified in the Rossendale Green Belt Review¹⁷ as not performing strongly in any category and is therefore suitable for release. Irwell Vale Mill is disjointed from the main settlement area, and development at this site would also not be in keeping with the linear settlement pattern seen.

3.12.3 Irwell Sculpture Trail promoted route crosses through Old Football Ground Manchester Road, where as The Mayfield Chicks site lies between Irwell Sculpture Trail and the East Lancashire Railway. The setting of these features will likely be altered by development at the sites, in addition to changing views for receptors.

3.12.4 Mayfield Chicks is not considered to be within a prominent location, as part of the site is previously developed and it is adjacent to a wastewater treatment plant.

¹⁷ LUC (2016) Rossendale Green Belt Review - Draft Report

- 3.12.5 Old Football Ground Manchester Road is currently within a rural setting. The site is designated green belt land, however has been highlighted as suitable for release in the Green Belt Review (2016)¹⁸. Development at the site has the potential to alter the character of this area from dispersed rural settlements to a suburban extension. The Old Football Ground is located adjacent to a sewerage works. Aesthetic value at this site is low, therefore views from the adjoining bridleway and Manchester Road are not thought to be of high value (SA Objective 1).
- 3.12.6 With regard to historic assets in Ewood Bridge, Ashenbottom Farmhouse is a Grade II listed building located adjacent to Mayfair Chicks. It is not known how important setting is to this feature, thus Historic England should be consulted prior to development at this site. Two Grade II listed buildings are located adjacent to the south of Irwell Vale Mill, and Ashenbottom Farmhouse is located adjacent to the north of Old Football Ground Manchester Road. It is not expected that development will adversely impact these historic assets or their setting.
- 3.12.7 Irwell Vale Mill is partially located within Irwell Vale Conservation Area. Development at this site may result in damage to the conservation area (SA Objective 2).
- 3.12.8 Mayfield Chicks forms part of ecological corridors in the Lancashire Grassland Network and Lancashire Wetland and Heath Network. Development has the potential to fragment these corridors, leading to a loss of mobility of species associated with these habitats and in turn, a loss of biodiversity. The trees and grassland along the west of the river previously formed an IWS, indicating that these features hold biodiversity potential. Development at this site, however, is not expected to completely degrade this habitat, as the river acts as a barrier and there is similar grassland further west
- 3.12.9 East Lancashire Railway Helmshore to Lumb Hall BHS is located to the south of Irwell Vale Mill; Blackburn Road Pasture BHS is located to the east of Old Football Ground Manchester Road on the other side of the railway line, and Ogden Valley (Raven Shore and Lower Cockham) BHS is located to the west of Irwell Vale Mill. These BHSs may be impacted by urban edge effects¹⁹, and in some cases may be dependent on design and layout of development. These BHSs may be impacted by urban edge effects²⁰, and in some cases may be dependent on design and layout of development (SA Objectives 3 and 7).

¹⁸ LUC (2016) Rossendale Green Belt Review

¹⁹ Urban edge effects could include trespassing, littering, noise and light disturbance and predation by pets, such as cats.

²⁰ Urban edge effects could include trespassing, littering, noise and light disturbance and predation by pets, such as cats.

- 3.12.10 Irwell Vale Mill and Old Football Ground Manchester Road contain areas of Flood Zones 2 and 3, which is of high risk of flooding. The River Irwell also runs adjacent to the western boundary of Old Football Ground Manchester Road. Mayfield Chicks is located adjacent to the River Irwell, of which the immediate area is classified as Flood Zone 2, and has high risk of surface water flooding. The majority of Mayfield Chicks is in Flood Zone 1, therefore at low risk of flooding, but replacing a greenfield site with built development has potential to decrease the surface water drainage, thus increasing the risk of flooding. Depending on the industries that may be established if this site were allocated for employment, there is a risk of potential waterway pollution in the River Irwell. Irwell Vale Mill and the Old Football Ground Manchester Road also contain areas of high risk of surface water flooding (SA Objective 4).
- 3.12.11 There are minerals present at Irwell Vale Mill and Old Football Ground Manchester Road, which are within the RMSA. Development at these sites may lead to the sterilisation of these resources, having a negative impact on the boroughs resources (SA Objective 5).
- 3.12.12 With regard to health facilities, the nearest GP is located further than 1km from all sites, and the nearest NHS Hospital is over 8km away. Rossendale Primary Health Centre is 2.2km from Mayfield Chicks and is accessible by the 484 bus, which runs every half hour. Overall access to health services from the sites is seen as limited.
- 3.12.13 Rossendale Golf Club provides an outdoor leisure opportunity near to the Mayfield Chicks, and Haslingden Sports Centre, within 1.9km, offers a wider range of leisure opportunities. Irwell Vale Mill and Old Football Ground Manchester Road are also within 2km of the leisure centre.
- 3.12.14 The nearest park is further than 1km from Mayfield Chicks although the Irwell Sculpture Trail is easily accessible from the site. There is also a promoted route which runs alongside Old Football Ground Manchester Road (SA Objective 8).
- 3.12.15 Mayfield Chicks is over 400m from both a primary school and a secondary school, although these are accessible by public transport. Irwell Vale Mill and Old Football Ground Manchester Road are within accessible distance to both a primary and secondary school. Bus stops are located adjacent to Mayfield Chicks, and within 400m of Irwell Vale Mill and Old Football Ground Manchester Road. Sites are served by medium frequency bus services (SA Objectives 12 and 13).

3.13 Stacksteads

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land north of Blackwood Road	-	+/-	0	+	-	-	0	-	-	++	0	+	+
Land west of Sow Clough	-	+/-	--	+	-	-	--	-	-	++	0	+	-
Land at Moss Farm	--	0	-	--	+/-	-	--	-	-	++	0	+	--
Sowclough site	--	0	-	+	-	-	--	+	-	++	0	+	+
Anvil Street	++	+/-	0	+	-	-	+	+	-	++	-	+	++
Off Fernhill Drive	-	0	-	+	++	-	--	+	-	++	0	+	++
Shadlocks Skip	++	0	0	-	++	-	0	+	-	++	--	+	+
Land at Acre View	+/-	0	-	+	0	-	0	-	-	++	0	+	-
Heathbourne Road	+	0	0	+	0	-	0	+	-	++	0	+	-
Land adj Waterbarn Chapel	+/-	0	0	--	0	-	--	-	-	++	0	+	+
Land at Heathfield Road	-	0	-	+	0	-	--	+	-	++	0	+	+
Blackwood Road (A)	++	0	-	+	+/-	-	--	-	-	++	0	+	--
Blackwood Road (B)	++	0	0	+	+/-	-	0	-	-	++	0	+	--
Booth Road/Woodland Mount	+	0	0	+	+	-	0	+	-	++	0	+	+
Toll Bar Business Park	+	0	0	-	+	+/-	0		-	++	--	+	+

3.13.1 Stacksteads is a smaller settlement located in the east of the borough, in between the larger towns of Waterfoot (to the west) and Bacup (to the east).

3.13.2 Due to the geographic location of Off Fernhill Drive and Booth Road/Woodland Mount, these sites have been included in this assessment of Stacksteads sites, rather than as Waterfoot and Rawtenstall sites.

- 3.13.3 The LCTs covering Stacksteads are Settled Valleys LCT, Moorland Fringes / Upland Pastures LCT, and Enclosed Uplands LCT. Greenfield sites such as Sowclough site, Land north of Blackwood Road, and Land at Moss Farm hold typical characteristics of the Settled Valleys LCT. Sites are not disconnected from existing development and their sloping nature allow for high visibility where sites are not screened from woodland and trees.
- 3.13.4 Development at sites such as Land at Moss Farm and Land north of Blackwood Road are not in keeping with the linear settlement pattern of Stacksteads. Development at these sites may cause urban sprawl, extending the settlement to the south and altering the character of the landscape.
- 3.13.5 Anvil Street and Shadlock Skip are brownfield locations and make use of degraded landscape/townscape that is non-agricultural land. As the sites are to be housing, it is likely they will maintain/ enhance the existing townscape. Toll Bar Business Park is also previously developed, and is currently in use as an employment site for businesses such as Barkers Catering Equipment. Redevelopment of the site for housing would be in keeping with the residential development surrounding the site.
- 3.13.6 The Irwell Sculpture Trail runs through Land at Moss Farm, and along the boundary of Sowclough Site, Land west of Sow Clough, Land adjacent Waterbarn Chapel, and Land at Acre View. There are public footpaths crossing and running adjacent to sites such as Booth Road/Woodland Mount, connecting to the greater PRow network. Walkers along these routes are important visual receptors, whose view will be greatly altered by development at these sites.
- 3.13.7 Land at Heathfield Road, Off Fernhill Drive and the southern and northern parts of Land west of Sow Clough are currently dominated by woodland. Development at these locations would cause a loss of green space within the area, which is likely to have a negative effect on the wider landscape. Sites are surrounded by development, and may have adverse visual impacts on those living in the nearby properties and those enrolled at the two schools to the south and east of Land west of Sow Clough.
- 3.13.8 Blackwood Road (A) and Blackwood Road (B) are previously developed land, and are well enclosed by woodland along the site boundaries, providing screening from the majority of potential receptors (SA Objective 1).

- 3.13.9 There are a number of listed buildings in Stacksteads. The Grade II* listed Waggoner Tunstead Farmhouse is located approximately 65m to the northwest of Land west of Sow Clough, and 22, 24 and 26 Rake Head Lane are Grade II listed buildings located approximately 25m to the west of Land north of Blackwood Road. Development at these sites may have an impact on the setting of these historic assets.
- 3.13.10 Stacksteads Mill Grade II listed building is located in the northern corner of Toll Bar Business Park. As this site is currently developed for employment use, it is expected that the change of use of the site to residential would have a negligible effect on the listed building.
- 3.13.11 Anvil Street is a former mill site, which has not been listed. There are no buildings in the local vicinity which are listed and redevelopment is unlikely to impact historic assets or townscape (SA Objectives 2).
- 3.13.12 Lee Quarry SSSI located approximately 280m to the south east of Land at Moss Farm and Sow Clough Fields BHS is located approximately 107m to the north east of Land west of Sow Clough site. Development at these sites may adversely impact these designated sites through additional recreational pressure.
- 3.13.13 Land west of Sow Clough and Toll Bar Business Park are wholly located within Stacksteads Gorge LGS. Development at these sites are anticipated to lead to damage to/loss of this geological feature. However, as Toll Bar Business Park is a previously developed employment site, any residual impacts on the LGS as a result of development are expected to be negligible.
- 3.13.14 Land at Moss Farm contains broadleaved woodland, deciduous woodland, young trees and assumed woodland. There is an area of woodland within the site boundary of Land north of Blackwood Road, and there is also a wooded area in the southern part of Sow Clough. These sites have potential to provide a good habitat for a range of species.
- 3.13.15 Land at Moss Farm, Sowclough site, Off Fernhill Drive, Toll Bar Business Park, Land at Acre View and Land west of Sow Clough, form part of the LGEN. A corridor for the LGEN lies directly adjacent to Blackwood Road (A), whilst a corridor for the Lancashire Wetland and Heath Network runs through the site. Development at these locations is likely to fragment and reduce ecological networks and GI within Rossendale. Where sites are previously developed, proposed development is expected to have a negligible impact on the LGEN (SA Objectives 3 and 7).

- 3.13.16 Land at Heathfield Road is predominately GI (parks and public gardens). The woodland on site is protected by Tree Preservation Orders (TPO) and is included in the Lancashire Woodland Network, Woodland and Heath Network and Grassland Network, as well as being classified as woodland green infrastructure²¹. Development would therefore reduce these features, having a negative effect on biodiversity in Rossendale (SA Objective 3).
- 3.13.17 All sites, with the exception of Shadlock Skip, Land adjacent Waterbarn Chapel, Toll Bar Business Park, and Land at Moss Farm are made up of Flood Zone 1, which is at low risk of flooding. Shadlock Skip and Toll Bar Business Park contains Flood Zone 2, and Land adjacent Waterbarn Chapel and Land at Moss Farm contains Flood Zone 2 and 3. Flood Zone 2 and 3 are seen to be of high risk of flooding.
- 3.13.18 The River Irwell and a smaller watercourse runs through Land at Moss Farm, and there is also a spring located within the site boundary. A watercourse also runs through Land west of Sow Clough.
- 3.13.19 Land adjacent Waterbarn Chapel, Toll Bar Business Park, Shadlocks Skip, Land at Moss Farm and Land west of Sow Clough contain areas of high surface water flooding risk.
- 3.13.20 Where development will lead to a loss of green space, sustainability impacts remain uncertain (SA Objective 4).
- 3.13.21 Sowclough Site, Land at Moss Farm, and Land west of Sow Clough are located wholly/partially within the RMSA. Development at these sites would sterilise this resource.
- 3.13.22 There are likely land contamination issues at Anvil Street from the site's previous use as an industrial cotton mill. There are also potential areas of contamination to the north and south of Slowclough Site, and to the west of Land at Moss Farm. Shadlock Skips on the A681 is a Waste Transfer Station and contamination issues are likely. Both Blackwood Roads sites are former tips, one of which with a methane power plant, and so contamination underneath is likely. These should be investigated and, if necessary, remediated prior to development.
- 3.13.23 Development at Toll Bar Business Park is on previously developed land. Development at this site is seen to be a positive use of the borough's resources (SA Objective 5).

²¹ Rossendale Borough Council (2011) From East to West Making Rossendale the Best: Core Strategy Development Plan Document: The Way Forward (2011-2026)

- 3.13.24 Access to health care in Stacksteads is reasonably limited. All sites are outside of the satisfactory distance of a NHS hospital, with the nearest being Rochdale Infirmary located to the south of the settlement. Rawtenstall Primary Care Centre provides some health services 3km down the A681 road. Residents may also be inclined to use Royal Blackburn Hospital and Burnley General Hospital that, although around 15km away, have convenient road access. The closest GP surgeries are located both east and west of Stacksteads. Waterfoot Health Centre is within 1km of only Shadlocks Skip. Irwell Medical Practice and Bacup Primary Care is within 1km of Sowclough Site. There is, however, some good accessibility to these facilities via the 464 bus route.
- 3.13.25 Waterfoot Health Centre is over 2km from all sites with the exception of Shadlocks Skip. Other leisure facilities accessible from the proposed sites include footpaths such as the Irwell Sculpture Trail, Bacup Golf Club and Maden Recreation Ground. Public recreation areas such as the Maden Recreation Ground and Stubblee Park provide residents with access to open space and opportunity for exercise. These features are likely to benefit residents' physical, social and mental health and wellbeing (SA Objective 8).
- 3.13.26 The former mill site at Anvil Street, although disused, used to employ a number of people. Loss of this area to housing may result in a loss of a site that is suitable for employment uses within Rossendale.
- 3.13.27 Shadlock Skip currently consists of 12 industrial units including Shadlock Skip and Pickup Systems, Insignia Signs and Curtain Care Ltd. Housing development at this site would lead to a loss of this existing employment land (SA Objective 11).
- 3.13.28 Stacksteads has good access to educational facilities. All sites are within 1km of (at least one) primary school and 2km of a secondary school. It is noted that Bacup and Rawtenstall Grammar School is a selective school, however all sites also have access to Fearn's Community College (SA Objective 12).
- 3.13.29 There are a variety of bus services throughout Stacksteads ranging from low to high frequency and including school services. Bus stops are within 400m of most sites, however in some cases these do not provide moderate to high frequency services. There is no bus stop within 400m of Blackwood Road (A), Blackwood Road (B), or the south of Land at Moss Farm.

- 3.13.30 At sites such as Land at Heathfield Road there is a bus stop adjacent to the site, served by both high and low frequency services. These include the number 8, 464, 482 and 844. A number of sites in the settlement also have footpaths passing adjacent to them, offering additional sustainable transport opportunities. In addition the Valley of Stone Greenway (a bridleway) is being developed from Rawtenstall to Rochdale.

3.14 Bacup

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Tong Farm	-	0	0	+	-	-	0	+	-	++	0	-	+
Inner Bacup (H)	+	0	0	-	+/-	-	0	+	-	++	--	-	+/-
Inner Bacup (E)	++	0	0	-	+/-	+/-	0	++	-	0	++	-	-
Land off Greensnook Lane	-	+/-	0	+	-	-	0	+	-	++	0	-	+
Green Farm	-	+/-	+/-	+	-	-	0	+	-	++	0	-	-
Former Bacup Health Centre	++	+/-	0	-	+/-	-	0	+	-	++	--	-	+
Land off Moorland Terrace	-	0	0	+	++	-	0	+	-	++	0	-	+
Land at Higher Cross Row	+	+/-	0	+	++	-	0	+	-	++	0	-	+
Thorn Bank	+	0	0	+	++	-	0	+/-	-	++	0	-	+
Land at Douglas Road/ Fieldfare Way	+	0	0	+	++	-	0	+	-	++	0	-	+
Land Adj Maden Recreation Ground	--	0	0	+	+	-	0	+	-	++	0	-	-
Land behind Pennine Road (East)	-	0	+/-	+	+	-	0	+	-	++	0	-	+
Land Northeast of Pennine Road	--	0	+/-	+	+	-	0	+	-	++	0	-	+
Land East of Rochdale Road	-	+/-	0	+	-	-	0	+	-	++	0	-	++
Land off Rockliffe Road	++	0	-	+	+/-	-	--	+	-	++	0	-	+
Land at Rossendale Cres	+	0	0	+	0	-	--	-	-	++	0	-	+
Former Bacup Leisure Centre	+	0	0	+	++	-	0	-	-	++	0	-	-
Cowtoot Lane	--	-	+/-	+	-	-	0	+	-	++	0	-	-
Sheephouses Reservoir (North)	-	-	-	+	-	-	-	+	-	++	0	-	++

Sheephouses Reservoir (South) (H)	-	0	-	+	-	-	--	+	-	++	0	-	++
Sheephouses Reservoir (South) (GI)	++	0	+	+	++	0	++	0	0	0	0	0	0
Reed Street, Bacup (H)	++	0	+/-	+	++	-	0	+	-	++	-	-	-
Reed Street, Bacup (E)	++	0	+/-	+	++	+/-	0	+	-	-	++	-	-
Land Adj Futures Park	++	0	0	--	-	+/-	0	+	-	0	++	+	-
Futures Park (E)	++	0	+/-	+	-	+/-	0	+	-	0	++	+	+
Futures Park (Leisure/Tourism)	++	0	+/-	+	-	+/-	0	++	-	0	++	+	+
Height Barn Lane	+	0	0	+	0	+/-	0	+	-	0	++	-	+
Thorn Garden	+	0	0	+	-	-	0	+	-	++	0	-	+
Land south of Huttock Top Farm	-	0	+/-	+	-	-	0	+	-	++	0	-	+
Land around Sheephouses Reservoir	-	0	0	+	-	-	0	-	-	++	0	-	+
Land off Coal Pitt Lane	-	0	-	+	-	-	--	-	-	++	0	-	+
Bull Hall Barn, Todmorden Road	-	+/-	-	+	-	-	--	-	-	++	0	-	-
Land at former Sharneyford Quarry (G&T)	-	-	0	+	-	-	0	-	-	+	0	-	0
Red Well, off Todmorden Old Road	-	+/-	0	+	-	-	0	-	-	++	0	-	-

3.14.1 Bacup is a main settlement within Rossendale, located in the east of borough. It is rich in heritage, recognised as the best-preserved mill town in the country. The town is situated south of Weir, and east of Rawtenstall, Waterfoot and Stacksteads.

- 3.14.2 Steep Valleys Landscape Character Type (LCT) is characteristic of the area: narrow steep sided valleys with a ribbon of dense settlement along the valley bottom²². The entirety of Red Well, off Todmorden Old Road, and Land at former Sharneyford Quarry, and part of Tong Farm, Cowtoot Lane, Green Farm, Height Barn Lane, Land around Sheephouses Reservoir and Land off Coal Pitt Lane are located within Moorland Fringe/Upland Pastures LCT. Moorland Fringe is an open, transitional landscape that is highly elevated. Development is restricted at this LCT due to the long views and crisscrossed footpaths, located between the Settled Valley and the wilder Upland Hills. Land adjacent Maden Recreation Ground, Land south of Huttock Farm and part of Former Bacup Leisure Centre are located within Enclosed Uplands LCT, which is also sensitive to development²³. This LCT is only found within Rossendale, and extends over the whole of the upland plateau.
- 3.14.3 The Green Belt is located to the south east of the settlement, to the east of Sheephouses Reservoir (south). It is not expected that development at any of the proposed sites in Bacup will have impact on the Green Belt.
- 3.14.4 As the majority of sites are located within the urban area, all are visible to some extent from houses, employment sites, roads and/or footpaths. Land off Greensnook lane, Land south of Huttock Top Farm and Land off Rochdale Road are visually prominent from the road and houses in the local area. In Land off Greensnook Lane and Cowtoot Lane's case this is due to their sloping nature. The site proposed at Cowtoot Lane slopes upwards towards the northeast and is highly visible from Stake Moss and from the lower residential development downhill from the site.
- 3.14.5 The landscape assessment carried out by Penny Bennett²⁴ concluded that this site has an important role in forming the edge of the built environment; hence development on this site would undermine that role. There are also a number of footpaths across and around a number of sites including Cowtoot Lane, Tong Farm, Land south of Huttock Top Farm, Land around Sheephouses Reservoir and Land off Coal Pitt Lane. This includes the 484 footpath, the 483 footpath and the Irwell Sculpture Trail, which runs adjacent to the northern boundary of Land south of Huttock Top Farm. Walkers are considered to be visual receptors that will be adversely affected by development at these sites. Effects may be softened by the urban context of these routes.

²² Penny Bennett Landscape Architecture (2015) Lives and Landscape Assessment for Rossendale BC. Volume 1: Appraisal Report

²³ Ibid

²⁴ Penny Bennet Landscape Architects (2014) Lives and Landscape Assessment for Rossendale BC: Land at Haslam Farm

- 3.14.6 Development at greenfield sites such as Green Farm, Bull Hall Barn, Tong Farm, Red Well, Land Behind Pennine Road to the East, Land North East of Pennine Road, Land adjacent to Maden Recreational Centre, Land around Sheephouses Reservoir and Land off Coal Pitt Lane may cause an urban extension into the open landscape. Sites have typically sloping topography, and are likely to change views from surrounding residential properties. This is seen particularly where sites such as Land behind Pennine Road to the East and Land North East of Pennine Road provide open views over grasslands between settlements.
- 3.14.7 Tong Farm and Land around Sheephouses Reservoir are larger sites, which would extend the settlement to the east, along with Land off Coal Pit Lane. Development at these sites would set the precedent for further development into the open landscape, and would alter the current nucleated settlement pattern. Development may also interrupt views towards the South Pennines, which are considered important to the local character.
- 3.14.8 Development proposed at Land at former Landgate Quarry is for gypsy transit. This site sits away from the main settlement area in the open landscape, off of the A681. The redevelopment of the disused quarry would make positive use of the boroughs resources, however, the use of the site for gypsy transit may adversely impact the landscape character. Development of the site may also adversely impact views from the Rossendale Way bridleway, which currently look out onto open countryside.
- 3.14.9 Development proposed at Land off Rochdale Road for green infrastructure (GI) is likely to increase the visual attractiveness of the site and contribute positively to the local landscape. Thorn Gardens is made up of green recreational space. Whilst this site is valuable for human health and recreation, it is not of particular landscape value or interest. As such, the impact of losing this GI resource is said to be negligible.
- 3.14.10 Land off Rockcliffe Road is a greenfield site to the south of Bacup, situated in the middle of a confluence of three A roads: the A681, A671 and A6066. This site sits behind an industrial estate and is bordered by residential properties to the north and east, not dissimilar to Land at Rossendale Crescent. These sites are likely to nestle into the landscape and fit in with surrounding townscape whilst making use of a slightly degraded landscape. It is unlikely there will be adverse impacts upon nearby residential or workplace receptors.
- 3.14.11 **Table 3. 2** presents sites that currently consist of brownfield land.

Table 3.2: Brownfield sites in Bacup

Potential site allocations on brownfield land	
Tong Farm (partially)	Bacup Leisure Centre
Inner Bacup	Sheepshouses Reservoir (North)
Inner Bacup (E)	Reed Street
Former Bacup Health Centre	Reed Street (E)
Land adj to Futures Park	Futures Park (Leisure and Tourism)
Futures Park (E)	

3.14.12 In terms of landscape, brownfield sites are considered to be less sensitive to development. Sites that are made up of previously developed land have greater opportunity to enhance local character by replacing old, predominately disused development, with new development. Incorporating green space and street planting into development design could further improve local character and townscape.

3.14.13 Development at previously developed land such as that of Sheepshouses Reservoir (North) can have an adverse impact on the landscape. This site used to house Sheepshouses Reservoir. The Landscape Assessment (Penny Bennett, 2015) suggests that removing the current vegetation and old reservoir structures will have a noticeable impact on the local landscape. Trees and vegetation have become well established at brownfield sites Futures Park (Employment) and Futures Park (Leisure and Tourism). Development at this location is unlikely to pose adverse impacts on the landscape and townscape as much of the surrounding area is used for industry or employment.

3.14.14 Tong Farm and Land East of Rochdale Road consist of green space, including allotments. The landscape assessment completed by Penny Bennett (2015) concludes that development at these two sites is likely to have a negative impact upon the landscape due to their sensitivity to change.

3.14.15 Overall the landscape in Bacup is constrained particularly within the Enclosed Upland and Moorland Fringe LCTs where scattered settlement is characteristic of the LCT. Development at a number of sites within Bacup would be visible and intrusive, having adverse impact on sensitive receptors. Increasing the housing density within the settlement may alter the character of the landscape, interrupting views of the Pennines. However a number of sites performed positively against landscape. This is largely due to the volume of sites proposed on brownfield land and sites that are in keeping with the local distinctiveness of the area (SA Objective 1).

- 3.14.16 Features of Bacup's historic environment include The Laurels Grade II* listed building, which is located to the north east of Land adjacent Maden Recreational Centre. Development at this site is not predicted to have a significant impact on the listed building. Grade II listed buildings are scattered across Bacup with a large amount clustered in the centre. Adjacent to Greensnook Lane is Christ Church, a Grade II listed 19th century church, and there are four Grade II listed buildings within 220m of Bull Hall Barn, to the north. Impacts upon the historic features' character and setting are uncertain, particularly at Greensnook Lane where the site acts as a backdrop to the church.
- 3.14.17 There are three Grade II listed buildings located within 50m of Land at former Sharneyford Quarry. Development of the site has the potential to adversely impact the setting of these features.
- 3.14.18 To the north of the centre of the settlement is Bacup Town Centre Conservation Area. Former Bacup Health Centre and part of Land at Higher Cross Row are located within this heritage feature, with Land East of Rochdale Road located to the southeast. Development is not predicted to have significant impact on the Conservation Area if sensitively designed.
- 3.14.19 One of the features of the Irwell Sculpture trail, The Sentinel, is located within Cowtoot Lane. This marks the former Old Meadows Colliery. Development at this site is expected to have negative impacts on the historic environment and accessibility to cultural recreation in Bacup²⁵. There is also a large listed stone, circular Pinfold to the east of Cowtoot Lane, north of Red Well, and west of Green Farm and Bull Hall Barn. The rural setting of the Pinfold may be adversely affected by development. Impacts on this feature are uncertain and English Heritage should be consulted on the importance of setting for this feature.
- 3.14.20 The remains of the reservoir at Sheephouses Reservoir (North) are considered to be part of the industrial heritage of the area. As a result, development at this site is predicted to negatively impact Bacup's historic environment (SA Objective 2).
- 3.14.21 Existing biodiversity and geodiversity in Rossendale includes a number of Biological Heritage Sites (BHS). Peat Moss and Whitegate Farm Meadows BHS and Sow Clough Fields BHS are located to the west of Bacup, whilst Reaps Moss BHS is located to the east of the settlement. None of these are expected to be directly impacted by proposed development. Sow Clough Fields BHS is located approximately 350m to the west of Land south of Huttock Top Farm, which could negatively impact the setting of the BHS.

²⁵ Irwell Sculpture Trail (2011) The Sentinel, available at:
<http://www.irwellsculpturetrail.co.uk/sculpture.html?name=The%20Sentinel>

- 3.14.22 Lee Quarry is a BHS and a Site of Special Scientific Interest (SSSI), and is located to the south of the settlement. Lee Quarry is located within 1km of Futures Park, to the south of the site. Lee Quarry is a large disused gritstone quarry, supporting public amenity including use by walkers and mountain biking²⁶. It is unlikely that the development will have an adverse effect on the geological/recreational value of the SSSI but the site may have potential to provide habitat for reptiles. The potential for European protected species is also seen at Reed Street. The pile of rubble from demolition of previous buildings provides potential habitat for reptiles. Development at these sites may result in loss of these biodiversity features.
- 3.14.23 There are two Local Geological Sites in the area: Stacksteads Gorge, known locally as The Glen, is located to the west of Bacup, and Reaps Moss is located to the east.
- 3.14.24 There is an Important Wildlife Site (IWS) located to the south of Bacup. Futures Park (Employment) slightly overlaps with the IWS, and Futures Park (Leisure and Tourism) and Land adjacent Futures Park are located adjacent to the feature. Development may impact the IWS a result of increased footfall.
- 3.14.25 Many of the sites are made up of agricultural land; and many have low or uncertain biodiversity value. Potential important features of these sites include the hedgerow along the northwestern boundary and the wooded area to the southeast of Green Farm; scrubby grassland at Land North East of Pennine Road; a patch of woodland southeast corner of Tong Farm; and the wet, greenfield Cowtoot Lane site that contains a large quantity of rushes. These features may be disturbed by development depending on design and layout. Where sites have uncertain biological value it is recommended that ecological surveys be conducted on the site prior to development.
- 3.14.26 With regard to habitat enhancement in the area, Land off Rockliffe Road, Bull Hall Barn, Sheephouses Reservoir (North), Sheephouses Reservoir (South) and Land off Coal Pitt Lane are valued for their connectivity. These sites act as stepping stone habitats for the Lancashire Wetland and Heath Ecological Network and/or the Lancashire Grassland Ecological Network. Land off Coal Pitt Road, for example, contains broadleaved and deciduous woodland to the northern boundary. Development at these locations is likely to decrease biodiversity by fragmenting or reducing ecological networks. Sheephouses Reservoir's biodiversity potential lies with the presence of regenerating woodland in the reservoir basin. Removal of this habitat could lead to declines in local biodiversity.

²⁶ Lancashire County Council (2010) Planning Policy. available at www.lancashire.gov.uk/council/meetings/ accessed 13/07/15

- 3.14.27 The rough grassland and scrub at Sheephouses Reservoir (South) has the potential to provide habitats for a number of species, including small mammals and reptiles. Retaining the site as GI is expected to maintain and possibly increase biodiversity at this site. Retaining Land off Rochdale Road GI is expected to maintain and possibly increase biodiversity at this particular site, contributing positively to the connectivity of GI across the district.
- 3.14.28 There is a good level of habitat connectivity throughout the settlement, and depending on design and layout of development, habitats may be created and/or enhanced. The extent of impact is therefore currently unknown, and may also depend on ecological survey work (SA Objectives 3 and 7).
- 3.14.29 The majority of sites are located within Flood Zone 1 and are at low risk of flooding. These sites are not anticipated to lead to unacceptable increases in water abstraction, or declines in water quality. The exception to this are Inner Bacup, Former Bacup Health Centre and Land adjacent to Futures Park.
- 3.14.30 Inner Bacup and Former Bacup Health Centre contain areas of Flood Zone 2, and therefore may be susceptible to flooding. For Land adjacent to Futures Park, the River Irwell runs through the site, although this is a deep cutting, with steep tall banks. This is Flood Zone 3 and is therefore of high risk of flooding. Reed Street and Futures Park are adjacent to Flood Zone 2 and/or 3.
- 3.14.31 The following sites contain areas at high risk of surface water flooding:
- Cowtoot Lane;
 - Inner Bacup;
 - Reed Street;
 - Thorn Gardens;
 - Tong Farm;
 - Sheephouses Reservoir (North);
 - Land off Rockcliffe Road;
 - Land adjacent Futures Park; and
 - Futures Park.
- 3.14.32 Watercourses pass through Land around Sheephouses Reservoir, Tong Farm and Land off Coal Pitt Lane.

- 3.14.33 Loss of green space is expected at the following sites:
- Tong Farm;
 - Green Farm;
 - Land off Greensnook Lane;
 - Land off Moorland Terrace;
 - Land at Higher Cross;
 - Thorn Bank;
 - Land at Douglas Road;
 - Land adj Maden Recreational Centre;
 - Land North East off Pennine Road;
 - Land East of Rochdale Road;
 - Land at Rossendale Crescent;
 - Cowtoot Lane; and
 - Thorn Gardens.
- 3.14.34 This loss of existing green space results in uncertain sustainability implications for water. This however is less so for Tong Farm and Land adjacent Maden Recreation Ground. Tong Farm is located on the outskirts of the urban area, and Land adjacent Maden Recreational Centre is surrounded by green space; reducing surface water flooding implications (SA Objective 4).
- 3.14.35 Development at greenfield sites such as Thorn Bank, Land adjacent Maden Recreational Centre, Land behind Pennine Road to the East, Land North East of Pennine Road and Land at Douglas Road are not used as agricultural land and therefore are unlikely to cause implications for Rossendale’s natural resources. However, Land East of Rochdale Road and Tong Farm are greenfield land currently used as agricultural land for grazing. Development at these locations would lead to a reduction in natural resources for Rossendale.
- 3.14.36 All sites are located within Grade 4 land, with the exception of Land north of Hollin Lane, part of Tong Farm and part of Land adjacent Futures Park, which are located within Grade 5 land. Development at all sites therefore will not result in loss of best and most versatile land.
- 3.14.37 Sites allocated for employment are likely to conserve resources within Rossendale elsewhere.

- 3.14.38 The following sites contain areas of potential contamination:
- Inner Bacup;
 - Reed Street;
 - Former Bacup Health Centre;
 - Land East of Rochdale Road;
 - Cowtoot Lane;
 - Sheephouses Reservoir (North);
 - Land adjacent to Futures Park;
 - Land adjacent to Futures Park (Employment);
 - Futures Park (Leisure and Tourism); and
 - Thorn Gardens.
- 3.14.39 Land adjacent Futures Park, Futures Park (Employment) and Futures Park (Leisure and Tourism) are confirmed areas of contaminated land. These require investigation prior to redevelopment. Sheephouses Reservoir (North) is a historic landfill site and may be contaminated. At Land off Rockcliffe Road, although there are no areas of contamination within the site, there are a number of areas of contamination adjacent to site's perimeter. These should be investigated and if necessary, remediated against prior to development.
- 3.14.40 Sandstone, glaciofluvial deposits and brick clay mineral deposits are present in Bacup. The following sites are partially/wholly located within the Rossendale Minerals Safeguarding Area (RMSA):
- Land adj Futures Park;
 - Bull Hall Barn;
 - Land at former Sharneyford Quarry;
 - Red Well, off Todmorden Old Road;
 - Futures Park (Employment);
 - Futures Park (Leisure and Tourism);
 - Sheephouses Reservoir (North);
 - Sheephouses Reservoir (South);
 - Land adj Maden Recreational Centre;
 - Land behind Pennine Road to the East;
 - Land North East of Pennine Road;
 - Tong Farm;
 - Former Bacup Leisure Centre;
 - Green Farm;
 - Cowtoot Lane;
 - Land south of Huttock Top Farm;
 - Land around Sheephouses Reservoir; and
 - Land off Coal Pit Lane.
- 3.14.41 Development at these sites may sterilise this resource (SA Objective 5).

- 3.14.42 The majority of sites are located within 1km of a GP surgery, with the exceptions being Sheephouses Reservoir (North), Land at former Landgate Quarry, Bull Hall Barn, Land off Rochdale Road, adjacent Sheephouses Reservoir, and Land off Coal Pitt Lane. The nearest GP surgery is over 1km away from these sites, although this is accessible via public transport. The 464 and 465 bus services connect Sheephouses Reservoir (North) with a GP surgery. The northern half of Red Well, off Todmorden Old Road, and the southern half of larger sites Tong Farm and Land around Sheephouses Reservoir are not fully within 1km of a GP surgery. Whilst there are bus services accessible from Land around Sheephouses Reservoir and Red Well, off Todmorden Old Road, there is not good access to bus services from the south of Tong Farm.
- 3.14.43 For further health facilities, only sites Sheephouses Reservoir (North), Sheephouses Reservoir (South), part of Land around Sheephouses Reservoir, and Height Barn Lane are within 8km of an NHS hospital. All other sites are outside of this distance, however local transport options in the urban area may be available to ease accessibility.
- 3.14.44 Bacup has access to green space and recreational facilities including Bacup cricket club and Moorlands Park. The majority of sites have several recreational facilities close by, which are likely to have capacity, including Bacup Football Club and Bacup Cricket Club. Many sites have access to green space; Inner Bacup has green space on Earnshaw Road, less than 200m west, followed by a green recreational area approximately 300m south. The locality of these features is likely to benefit physical, social and mental health and wellbeing.
- 3.14.45 Sites also benefit from access to public footpaths and national trails. A footpath runs adjacent Green Farm and to the north of Land off Greensnook Lane, leading north to the Irwell Sculpture Trail. Having access to these footpaths is likely to have positive implications on resident's physical, mental and social health and wellbeing.

- 3.14.46 Loss of public greenspace and recreational facilities is seen at a number of sites, including Land at Rossendale Crescent, Bacup Leisure Centre and Thorn Bank. The Thorn Bank site is currently used as a recreational area with small play parks, football goals and concrete multi use sports pitch. Development at this location would maintain the play areas but would result in loss of the grassy, informal recreation space. There are several facilities close to the Thorn Bank site, which allow for recreation, however with the introduction of more housing and residents, it remains uncertain whether these facilities have capacity with the loss of Thorn Bank parks. This is also seen at Land Behind Pennine Road to the East and Land North East of Pennine Road. The sites are currently used as informal recreational areas that are arguably underused (Penny Bennett's Landscape Assessment, 2015). Development at these locations will result in a loss of these recreational areas to new and nearby residents, but there are several alternative facilities close to the site.
- 3.14.47 Development at Futures Park (Leisure and Tourism) would improve access to recreational facilities in the area. The site includes the Lee Quarry Mountain Bike route with a new pump track and/or a visitor centre. The addition of a new facility such as this is likely to increase and encourage physical activity within Rossendale and attracts cyclists from outside of the borough (SA Objective 8).
- 3.14.48 With regard to proximity to educational and training opportunities, all sites are within 1km of a primary school, however none of the sites in Bacup are within 2km of a secondary school. Land adjacent Futures Park, Futures Park (Employment) and Futures Park (Leisure/Tourism) are just outside of this 2km distance to Fearn's Community College. These three sites should still be considered to have acceptable access to the college due to their urban location and the sustainable transport links available.
- 3.14.49 Due to the poor public transport links between a number of sites and secondary schools, sites are considered to have poor accessibility to learning facilities. For example, from Green Park pupils are likely be required to change bus services in order to reach a secondary school (SA Objective 12).
- 3.14.50 The majority of sites have nearby access to bus stops, with frequent bus services in Bacup including the 482, 463, 465, 446 and 464. Where services are infrequent, sites are seen to have limited accessibility to sustainable transport methods. This is seen at Bacup Leisure Centre, Cowtoot Lane, Reed Street and Land adjacent Futures Park (SA Objective 13).

3.15 Weir

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Lower Old Clough Farm	-	0	-	+	-	-	-	-	-	++	0	-	-
Land south of The Weir Public House	-	0	0	+	-	-	0	-	-	++	0	-	-
Land west of Burnley Road, Weir	-	0	0	+	0	-	0	-	-	++	0	-	-

3.15.1 Weir is located to the northeast of Rossendale, to the north of Bacup and the east of Rawtenstall.

3.15.2 The three sites being assessed under Weir are located to the north, west and south of Weir. Land south of The Weir Public House and Land west of Burnley Road are located within Enclosed Uplands LCT, whereas Lower Old Clough Farm is located within Moorland Fringes / Upland Pastures LCT. Old Clough Farm is characteristic of the LCT, containing small irregular fields and larger rectangular fields representing a later phase of moorland enclosure.

3.15.3 All sites are characterised by sloping topography, and are highly visible from surrounding receptors including roads such as the A671, footpaths and surrounding housing. Development at Lower Old Clough Farm could alter views from residential dwellings on The Moorlands, and from the Irwell Sculpture Trail, which runs adjacent to the site. Impact on the footpath network extends to all sites, as all have public footpaths crossing the site boundaries.

3.15.4 Development at the sites would extend the existing settlement of Weir to the north, east and south. Development may set precedent for ribbon development to emerge along Burnley Road (SA Objective 1).

3.15.5 Lower Old Clough Farm contains an area of woodland on the east of the site, and patches of woodland, trees and scrub to the south east of the site. These are arranged in linear corridors across the site, which are likely to be of high biodiversity value. These may provide habitats for bats, birds, reptiles and invertebrates, which would be lost if the site were developed. There is also scrub and grassland at Land South of the Weir Public House containing an area of the LGEN (SA Objective 3).

-
- 3.15.6 All sites are located within Flood Zone 1, which is at low risk of flooding. A watercourse runs adjacent to the boundary of Lower Old Clough Farm, and at this boundary a high risk of surface water flooding has been identified (SA Objectives 4 and 7).
- 3.15.7 Lower old Clough Farm and Land south of the Weir Public House contain minerals and are located within a RMSA. Land south of The Weir Public House contains Brick Clay, and Lower Old Clough Farm contains part Brick Clay and part Sandstone. Development at these sites would result in the sterilisations of these deposits (SA Objective 5).
- 3.15.8 All sites have poor accessibility to healthcare and recreational facilities, being located over 1km from a GP surgery, over 8km from a NHS hospital and over 2km from a leisure centre. Children's play areas are located close to sites, however these are limited alternatives to recreational facilities (SA Objective 8).
- 3.15.9 Land south of The Weir Public House and Land west of Burnley Road are located within 1km of Northern Primary School, but are over 2km from a secondary school. Lower Old Clough Farm is not located within the recommended distance of either a primary or secondary school. The sites are located over 4km from Fearn's Community Sports College, and whilst public transport is available in Weir, educational facilities are unlikely to be wholly accessible from the sites (SA Objective 12).
- 3.15.10 With regard to sustainable transport, the 463 bus service runs within 200m of all sites, however this is not a frequent service, running hourly Monday to Friday and less frequently on a Saturday (SA Objective 13).

3.16 Whitworth & Facit

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Site off Horsefield Avenue	-	0	-	+	-	-	--	+	-	++	0	+	+
Land to the east of Tonacliffe School	-	0	-	+	-	-	--	+	-	++	0	+	+
Land to the north of Whitworth High School	-	+/-	0	--	-	-	0	+	-	++	0	+	-
Cowm Water Treatment Works	++	0	+/-	-	+/-	-	--	+	-	++	--	-	--
Rear of Anglo Felt Factory	+	0	0	--	0	-	--	+/-	-	++	0	+	++
Land behind Buxton Street	-	0	-	+	-	-	--	+	-	+	0	+	++
Rawstron Street	-	0	0	+	0	-	--	+/-	-	++	0	+	++
Eastgate	+	0	0	--	+/-	-	--	+/-	-	++	+/-	+	++
Albert Mill	++	0	-	--	++	-	-	+	-	++	0	+	++
Barlow Bottom (to the east of the River Spodden)	+	0	+/-	+	+/-	-	--	+	-	++	0	+/-	+
Barlow Bottom	+/-	0	-	+	-	-	--	+	-	++	-	+	+
Barlow Bottom (E)	+/-	0	-	+	-	+/-	--	+	-	-	+	+	+
Land to the rear of Oak Street	-	0	+/-	-	0	-	--	+/-	-	++	0	+	++
Land to the east of Long Acres Drive	-	0	0	+	-	-	0	++	-	++	-	+	+

3.16.1 Whitworth is located in the southwest of Rossendale. Facit is located in the southeast of Rossendale, to the northeast of Whitworth.

- 3.16.2 Whitworth and Facit are located within the Settled Valleys and Moorland Fringes / Upland Pastures LCT. The area holds the typical deep incised valley profile, with characteristic linear settlement pattern, sat between Britannia to the north and Healey to the south. Where sites are visible from the steep valley sides this is unlikely to be a major change in landscape, particularly at sites such as Land behind Buxton Street, Site off Horsefield Avenue, and Barlow Bottom (to the east of the river Spodden), where development would follow the current settlement pattern.
- 3.16.3 Development at a number of sites would act as infill between extending development, for example at Site off Horsefield Avenue, Land behind Buxton Street and Land to rear of Oak Street. Rear of Anglo Felt Factory and Rawston Street are currently used as playing pitches and also represent 'infill' of built development. Development at Rawstron Street is at a larger scale and is likely to negatively impact the visual amenity of surrounding properties, particularly if the existing trees around the perimeter of the site are removed. Characteristic of the area, existing trees currently screen sites well, as seen at Barlow Bottom (to the east of the River Spodden).
- 3.16.4 Land to the east of Tonacliffe School, Land to the east of Long Acre Drive and Land to the north of Whitworth High School are located on the urban edge, and would extend development into the open countryside. Development of these sites may adversely affect views and the sense of open space for residents of properties located on the east side of Land to the north of Whitworth High School, and on the north and south of Land to the east of Tonacliffe School.
- 3.16.5 Visual receptors likely to be impacted by development in the area are from roads, public footpaths and features such as St John's Church. The Pennine Bridleway runs to the west of Site off Horsefield Avenue and public footpaths run through the majority of sites. Adverse impacts are anticipated with regards to the local landscape quality.
- 3.16.6 Cowm Water Treatment Works and Barlow Bottom makes use of previously developed land, however Barlow Bottom is now covered in rough grassland vegetation. Albert Mill is a derelict mill site, with associated work sheds, bare concrete and piles of rubble (SA Objective 5). Redevelopment of these sites is likely to have positive landscape impacts.

- 3.16.7 Site off Horsefield Avenue, Land to the east of Long Acre Drive, Land to the east of Tonacliffe School and Land to the north of Whitworth High School are located within the Green Belt. The Green Belt Review (2016) states that the land parcels that Site off Horsefield Avenue, Land to the east of Long Acre Drive and Land to the east of Tonacliffe School are within is not suitable for release. Land to the north of Whitworth High School is located within a parcel that does have potential for release from the Green Belt (SA Objective 1).
- 3.16.8 There are two Grade II listed buildings located adjacent to the west of Land to the north of Whitworth High School: Three cottages C40 metres north west of Cock Hall Farmhouse and Old Farmhouse C20 metres north of Cock Hall Farmhouse. Development may impact the setting of these heritage assets.
- 3.16.9 Approximately 270m to the north of Land to the east of Tonacliffe School is Whitworth Conservation Area. Development is not expected to adversely impact this feature.
- 3.16.10 Whitworth Cemetery historic park and garden is located to the north of Land to the east of Long Acre Drive. This feature and its setting is unlikely to be affected by development at the site (SA Objective 2).
- 3.16.11 Site off Horsefield Avenue is located approximately 250m to the east of Healey Dell BHS/ Local Nature Reserve and approximately 200m to the west of an IWS. These designated biodiversity sites may be adversely impacted by recreational pressure from development.
- 3.16.12 Thurns Head Quarry LGS is located approximately 135m to the north west of Land to the north of Whitworth High School. Development is not expected to impact this feature.
- 3.16.13 Land behind Buxton Street, Land to the east of Tonacliffe School, Barlow Bottom, Site of Horsefield Avenue, Barlow Bottom (to the east of the River Spodden) and Albert Mill all contain areas of the Lancashire Wetland and Heath Network, Woodland Network and/or Grassland Network. Stepping stone habitats are also located adjacent to Barlow Bottom (to the east of the River Spodden) for Wetlands and Heathland, and Woodland networks. Unmitigated development at these sites are likely to fragment these existing corridors and thus reduce the ability of wildlife to move around both the borough and the County.

- 3.16.14 Part of Cowm Water Treatment Works and an area in the centre of Land to rear of Oak Street contains woodland. Although these areas are not recognised as part of the Lancashire Woodland Ecological Network, removal of these features may have negative impacts upon biodiversity and cause fragmentation of GI and ecological networks (SA Objective 3 and 7).
- 3.16.15 Sites in Whitworth are located in Flood Zone 1, with the following exceptions:
- Cown Water Treatment Works is in Flood Zone 2;
 - Rear of Anglo Felt Factory lies partially in Flood Zones 2 and 3;
 - The southern part of Eastgate contains land in Flood Zones 2 and 3.
 - The eastern boundary of Land to the north of Whitworth High School is in Flood Zone 2 and 3;
 - The southwestern corner of Albert Mill is within Flood Zone 3; and
 - Land to rear of Oak Street contains area of Flood Zone 2.
- 3.16.16 Sites located within Flood Zone 1 are at low risk of flooding. Sites located within flood Zones 2 and 3 are seen to be of higher, substantial risk of flooding.
- 3.16.17 There is a high risk of surface water flooding at Land to the east of Tonacliffe Road and Rear of Anglo Felt Factory (SA Objective 4).
- 3.16.18 There are contamination issues at Cowm Water Treatment Works, Land Behind Buxton Street, Barlow Bottom (to the east of the River Spodden), Barlow Bottom, Eastgate and likely Albert Mill that should be investigated, and if appropriate, remediated against prior to development.
- 3.16.19 Site off Horsefield Avenue, Land to the east of Tonacliffe School, Land to the east of Long Acre Drive, and Land to the north of Whitworth High School contain areas of the RMSA. Development at these sites would prevent future access to mineral resources (SA Objective 5).
- 3.16.20 Land to the north of Whitworth High School, Cowm Water Treatment Works, Rear of Anglo Felt Factory, Rawstron Street, Land to the east of Long Acre Drive, and the northern area of Land to the east of Tonacliffe School are located within 1km of Whitworth Medical Centre. Access to this facility via public transport is available using the 464 bus route, however this is not convenient from all sites.

- 3.16.21 All Whitworth and FAcit sites are located within 8km from Rochdale Infirmary. Site off Horsefield Avenue, Land to the east of Tonacliffe School, Eastgate, Albert Mill, and the very southern tip of Land to the north of Whitworth High School are also located within 8km from Fairfield General Hospital.
- 3.16.22 All Whitworth and Facit sites, with the exception of Land to the rear of Oak Street are located within 2km from Whitworth Leisure Centre. Additional recreational opportunities in the area include Lobden Golf Course, Whitworth Football Club, Whitworth Cricket Club, Whitworth Water Ski Centre, publicly accessible facilities at Whitworth School, areas of public green space, playing fields, and footpaths which run, for example, from Eastgate along the River Spodden to Healey Dell Nature Reserve.
- 3.16.23 The PRow network in the area is also likely to provide opportunity for outdoor activity. Adjacent to the south of Barlow Bottom (to the East of the River Spodden) is a track, which leads west and up the valley sides known as the Facit Incline. The Facit Incline provides access to the PRow network at Cow Top Farm 320m northwest of the site where open access land is also available.
- 3.16.24 Development at Rawstron Street, Land to the rear of Oak Street, and Rear of Anglo Felt Factory would result in the loss of a recreational resource for local residents. There are a range of alternative recreation facilities within proximity of the sites, including Cowm Reservoir and Whitworth Leisure Centre. It is not known whether these facilities have sufficient capacity to serve new development, taking into account loss of informal recreation space.
- 3.16.25 All sites have good access to recreation opportunities, having a positive impact on resident/employee physical and mental wellbeing. Where this is combined with less than satisfactory access to Whitworth Medical Centre, uncertain implications remain for health. Residents are expected to use the 646 service to access the Medical Centre (SA Objective 8).
- 3.16.26 All sites in Whitworth and Facit are within 1km of a primary school, including St Bartholomew's Church of England Primary School and Tonacliffe Primary School. Primary schools run down the valley, accommodating to the linear settlement pattern seen.
- 3.16.27 Barlow Bottom is currently a vacant site allocated for employment. As such allocating the site for residential use would lead to the loss of allocated employment space, but not the loss of any existing jobs (SA Objective 11)

- 3.16.28 All sites with the exception of Land to the rear of Oak Street are located within 2km of Whitworth High School. Land to the rear of Oak Street is only just outside of the satisfactory distance, and is still seen to have good accessibility to the high school (SA Objective 12).
- 3.16.29 Whitworth and Facit have a number of bus services, easily accessible from the majority of sites. Bus services range from low to high frequency, and include the 464, 446 and 447 services.
- 3.16.30 Transport links for Cowm Treatment Works and Land to the north of Whitworth High School are poor, with the nearest bus stops being approximately 500m away. Residents are likely to rely on travel by car to get to facilities such as towns, shops and schools (SA Objective 13).

3.17 Britannia

	1	2	3	4	5	6	7	8	9	10	11	12	13
	Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
Land south of Britannia Mill	-	0	+/-	+	-	-	0	-	-	++	0	-	+

3.17.1 Britannia is located in the far east of Rossendale, to the north of Whitworth and east of Bacup and Waterfoot.

3.17.2 Land south of Britannia Mill is made up of agricultural fields, used predominately for grazing. The site is located within Moorland Fringes/Upland Pastures LCT; a characteristic patchwork of upland pastures including small irregular fields and larger rectangular fields. The site is gently sloping; open 'upland' landscape and long views can be seen at the south of the site, and there is a row of houses to the north. A single public footpath crosses the site. Development is predicted to have an adverse impact on the surrounding landscape, changing views for receptors from rural to edge of urban.

3.17.3 The site is also located within the Green Belt, and is highlighted in the Rossendale Green Belt Review (2016) as not having potential for release. Releasing this parcel of land from the Green Belt would push development further south which would not relate well to the current settlement form²⁷ (SA Objective 1).

3.17.4 Regarding cultural heritage, the site itself is located south of Britannia Mill. Development is not predicted to have an adverse impact on this feature (SA Objective 2).

3.17.5 Areas of GI in close proximity to the site include roadside grass verges and a woodland corridor, which runs along the north of the site. Development may impact this corridor having an adverse affect on habitat connectivity in the area (SA Objective 3 and 7).

3.17.6 The site is located in Flood Zone 1 and therefore is at low risk of flooding.

²⁷ LUC (2016) Rossendale Green Belt Review - Draft Report

-
- 3.17.7 A watercourse runs adjacent to the northern and eastern boundary of Land south of Britannia Mill. Development may reduce the value of this, due to loss of riparian habitat and possible decreasing water quality from runoff (SA Objectives 3 and 4).
- 3.17.8 Mineral deposits present in Britannia are Sandstone and Brick Clay. A large amount of the site is located within a RMSA.
- 3.17.9 The site is located in Grade 5 and Grade 4 agricultural land, which is not seen to be best and most versatile.
- 3.17.10 Irwell Medical Practice is located just over 1km from the site, and there is a hospital within 8km. This allows residents good access to healthcare facilities.
- 3.17.11 As there is no leisure centre, nor recreational facilities within 2km of the site, access to sport and active recreation for residents of the proposed development is seen as poor (SA Objective 8).
- 3.17.12 Access to education facilities is limited due to there being no secondary school located within 2km of the site. Britannia Community Primary School however, is located within 1km of the site (SA Objective 12).
- 3.17.13 There is a bus stop within 200m of the site. The 464 line provides frequent bus services to surrounding villages and towns (SA Objective 13). The 964 line provides a school bus service.

3.18 Shawforth

	1 Landscape	2 Cultural heritage	3 Biodiversity	4 Water	5 Natural resources	6 Climate change mit	7 Climate change adp	8 Human health	9 Material assets	10 Housing	11 Employment location	12 Employment skills	13 Transport
Land north of Knott Hill	-	0	-	--	-	-	0	-	-	++	0	+	+
Broad location to the north east of Shawforth	-	0	-	+	-	-	--	-	-	++	0	+	+
Playing field north of Knowsley Crescent	-	0	+/-	+	-	-	0	--	-	++	0	+	+
Land at former Landgate Quarry (G&T)	-	0	-	+	-	-	--	-	-	+	0	+	+

3.18.1 Due to the geographic location of Playing field north of Knowsley Crescent, it has been included in this assessment of Shawforth, rather than with Whitworth sites in **Section 3.19**.

3.18.2 All Shawforth sites except for Land at former Landgate Quarry are located within the Settled Valleys LCT. Land at former Landgate Quarry and a small area of Land north of Knott Hill located within Moorland Fringes / Upland Pastures LCT. Moorland Sites are characteristic of the Settled Valleys deep incised valley profile, with sloping topography and high visibility. Sites are made up predominately of agricultural land parcels, with some trees and hedgerows restricting views from residential development to the west.

3.18.3 Land at former Landgate Quarry is previously developed land. Development of this site would be a beneficial use of the borough's resources, however due to the location of the site, development may have an adverse impact on the character of the landscape. The site is located in the open rural landscape, disjointed from the existing settlement of Shawforth. As such development of the site may adversely impact views from Shawforth and Facit to the west, and from footpaths to the north east and south.

3.18.4 Development at Playing field north of Knowsley Crescent and Broad location to the north east of Shawforth would extend the linear settlement pattern to the north.

- 3.18.5 Development at Land north of Knott Hill and Broad location to the east of Shawforth would further development in the open landscape to the east. This would not be in keeping with the character of the landscape, and would negatively impact views from housing off of Market Street and Moss Side Street. Views are also likely to be altered for users of the footpaths passing sites and crossing Playing field north of Knowsley Crescent.
- 3.18.6 All sites with the exception of Land at Former Landgate Quarry are located within the Green Belt. The Green Belt Review (2016) states that the land parcels of which these sites are within are not suitable for release. Releasing these sites from the Green Belt would push development further east which would not be in keeping with the current linear settlement form (SA Objective 1).
- 3.18.7 An IWS is located 105m to the south east of Land north of Knott Hill, and there are two BHSs located within close proximity of all sites: Taddy Lodge and Duckworth Bank. Development has the potential to adversely impact these designated sites through increased footfall, littering and other urban edge effects.
- 3.18.8 A woodland corridor runs north of Shawforth, beginning at the north edge of Playing field north of Knowsley Crescent. Dependent on design, development may impact this important corridor, which is likely to have high biodiversity value. Land at Former Landgate Quarry is wholly within the LWEN and the LGEN, and within Broad location to the north east of Shawforth is a small area of the LGEN. Development at these sites may damage these important networks, and any associated species (SA Objective 3).
- 3.18.9 Broad location to the north east of Shawforth and Playing field north of Knowsley Crescent are located within Flood Zone 1, which is low risk of flooding. Land north of Knott Hill contains a small area of Flood Zone 2 and 3 along the western boundary, which is of high risk of flooding.
- 3.18.10 Broad location to the north east of Shawforth and Land north of Knott Hill contain small areas of land at high risk of surface water flooding. The River Spodden runs through Broad Location to the north east of Shawforth (SA Objective 4).
- 3.18.11 All sites contain areas of the RMSA. Development at the sites may result in the sterilisation of this resource.
- 3.18.12 Land at former Landgate Quarry is currently inactive, but able to resume operations at any time. Building on these sites is likely to lead to the loss of mineral deposits in Rossendale, reducing access to these for future use (SA Objective 5).

- 3.18.13 Shawforth has limited accessibility to health services, with no GP located within 1km. The nearest GP surgeries are within Irwell to the north or Whitworth to the south of the settlement. Rochdale Infirmary is within 8km, which gives residents access to hospital facilities.
- 3.18.14 With regard to sports and recreation in the area, only Playing Field north of Knowsley Crescent is fully within 2km of a Leisure Centre, however the southern half of Land north of Knott Hill is located within 2km from Whitworth Leisure Centre. There are also areas of green space in Shawforth that would be accessible for residents of proposed development.
- 3.18.15 The development of Playing field north of Knowsley Crescent would reduce accessibility of residents to outdoor recreational space. This performs negatively against human health (SA Objective 8).
- 3.18.16 There is good access to St John with St Michael C of E Primary School from the sites, however there is no secondary school within 2km of Shawforth. The nearest secondary school is in Whitworth, accessible via public transport such as the 464 bus service. Buses run frequently from Shawforth to Whitworth and other surrounding settlements. Services include the 464 and the 844 and 999, which are school buses. Bus stops are located within 400m of all sites (SA Objectives 12 and 13).

4 Assessment of Policies

4.1.1 This chapter presents SA findings for all policies included in the Local Plan. Adopted policies will implement the proposed strategy for managing development in the borough.

A full list of policies can be found at **Table 1.2**

4.2 Presumption in favour of sustainable development

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	+	+	+	+	+	+	++	+	+	+

4.2.1 This policy reflects the presumption in favour of sustainable development, as recognised in the NPPF. The policy’s approach to development in the borough has positive implications on all objectives, as proposals will only be approved where development will improve environmental, social and economic conditions.

4.3 Meeting Rossendale’s housing requirements

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	++	0	0	+	0	++	+	+	0

4.3.1 This policy sets out the net housing requirement for the period 2019-2034. The policy is considered to have a positive impact on several social and economic objectives by ensuring the provision of **** new homes over the plan period, which is considered sufficient meet the additional housing required. The policy also emphasises RBC’s commitment to the reuse of previously developed land.

4.4 Affordable housing

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	+	0	++	+	+	0

4.4.1 The policy is considered to have a positive impact on a number of social objectives, particularly the objectives linked to providing an opportunity of a decent and affordable home for all and the consequent benefits to well-being and reducing social exclusion. The policy will have a largely negligible impact on the environmental and economic objectives because it relates to the tenure of housing, although in principle the provision of housing is supportive of economic development. The principle of new housing is considered under the appraisal of the amount of housing and allocations.

4.5 Housing density

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	+	0	++	+	+	0

4.5.1 The policy is considered to have a positive impact on a number of environmental and economic objectives by ensuring density of development is in keeping with local areas and has no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

4.5.2 The policy ensures efficient use of land, promoting densities in excess of 30 dwellings per hectare in sustainable locations. The policy is therefore expected to have positive effects on social objectives, promoting development in locations where facilities and amenities are readily available.

4.6 Housing standards

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	+	0	++	0	0	0

4.6.1 This policy ensures development follows local standards in line with the National Planning Practice Guidance (NPPG). The policy is expected to have positive effects on social objectives, as development will be required to meet the needs of elderly or disabled residents, and to meet minimum space standards with more generous provisions where possible.

4.7 Private Residential Garden Development

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+/-	+	+/-	+	0	0	+	0	++	+	+	+

4.7.1 This policy is considered to have positive effects on environmental objectives through the assurance of quality development. This includes retaining and enhancing important landscape features and boundary treatments which contribute to the character, appearance or biodiversity of the area.

4.7.2 Positive effects are also considered for social objectives, as development looks to provide appropriate amenity space for both the existing building and proposed dwelling(s), whilst also maintaining the residential amenity of neighbouring properties. This includes loss of privacy, overlooking, loss of light, increased noise or an overbearing impact.

4.7.3 The policy will have positive impacts on economic objectives, through the consideration of access to public transport, schools, businesses and local services and facilities.

4.7.4 Effects on flood risk and historic assets are uncertain as the location of potential developments is not known.

4.8 Open Space Requirements in New Housing Developments

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
++	0	0	+	0	0	++	++	0	0	0	0	+

4.8.1 This policy requires housing developments of 10 or more dwellings to make a provision for open space and recreational facilities, in response to local deficiencies. The policy further requires open space provisions to be accessible and of high value.

4.8.2 The Policy will have positive effects on social and some environmental objectives, primarily through the maximisation of green infrastructure benefits. This is expected to have a positive impact on quality of life for residents, having positive implications for human health as open space will provide a place for socializing, recreation and being outdoors. Increases in GI provision also has a range of climate change adaptation benefits, including local climate regulation and carbon dioxide absorption²⁸.

²⁸ Forest Research (2010) Benefits of Green Infrastructure

4.9 Playing Pitch Requirement in New Housing Developments

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	++	0	0	0	0	0

4.9.1 This policy sets out the financial contribution of development towards improvements to existing playing pitches in the borough. As such the Policy supports the maintenance and enhance the character and function of the area, thus having positive effects on the local landscape.

4.9.2 This policy is expected to have positive implications for human health, as it protects and enhances existing playing pitches and recreation areas, having a positive effect on residents' quality of life.

4.10 Private outdoor amenity space

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	0	0	+	+	0	0	0	0	0

4.10.1 This policy sets out the requirement for private outdoor amenity space of new dwellings. The policy has positive impacts for some environmental objectives as outdoor amenity space includes gardens. Provision of gardens can have a number of positive implications for wildlife, including habitat provision²⁹.

4.10.2 In requiring private outdoor amenity space of new dwellings to take account of the character of the development and garden sizes of nearby properties, this policy is likely to ensure new development is in keeping with the surrounding area. This performs positively for environmental and social objectives, as will provide residents with a sense of place.

4.10.3 Provision of gardens is expected to bring further health benefits to residents, as gardening can ease stress as well as improving mental wellbeing³⁰. Gardens can also help manage the impacts of climate change through local cooling effects and by slowing surface water runoff in comparison to hard, impermeable surfaces³¹.

²⁹ Gaston, K. J. et al (2004) Urban domestic gardens (IV): the extent of the resource and its associated features

³⁰ Royal Horticultural Society (2011) Gardening Matters: Urban Gardens

³¹ Royal Horticultural Society (2011) Gardening Matters: Urban Gardens

4.11 Housing Extensions

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	0	0	0	0	0	0

4.11.1 Positive effects on environmental objectives are considered to occur as a result of this policy, which encourages quality design, that is respectful of the surrounding buildings. In the case of the Green Belt or the countryside, proposed extension is not to have a disproportionate increase in the volume of the original dwelling.

4.11.2 The policy is expected to have negligible impacts on economic and social objectives.

4.12 Replacement dwellings

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	0	0	0	0	0	0

4.12.1 Positive effects on environmental objectives are considered to occur as a result of this policy, which encourages quality design which is respectful of the surrounding buildings. In the case of the Green Belt or countryside, proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling.

4.12.2 The policy is expected to have negligible impacts on economic and social objectives.

4.13 Rural Affordable Housing – Rural Exception Sites

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	+	0	++	+	0	0

4.13.1 The policy is considered to have a positive impact on a number of social objectives, particularly the objectives linked to providing an opportunity of decent and affordable home for all and the consequent benefits to well-being and reducing social exclusion. The policy will have a largely negligible impact on many of the environmental and economic objectives because it relates to the tenure of housing. The exception to this is the positive impact on landscape as the policy requires the scale and nature of development to be in character with the settlement.

4.14 Conversion and Re-Use of Rural Buildings in the Countryside

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	0	+	0	0	+	0	0	0	0	+

4.14.1 This policy supports the re-use or replacement of non-residential buildings in the Countryside.

4.14.2 Being supportive of the reuse or replacement of such buildings, subject to a number of criteria, the approach is likely to have a positive impact on the economy. The policy has a positive impact on environmental objectives, ensuring that proposals would not impact on the openness of the area, the character of the countryside, natural landscape features, or nature conservation. The policy also permits proposals to serve to preserve or enhance the setting of listed building and conservation areas, and have good access to the highways network.

4.14.3 In addition, through the re-use of non-residential buildings the policy will promote the re-use of previously developed land. The policy would have a positive effect on social objectives, by protecting the amenity of nearby residents. This is likely to contribute positively to the mental wellbeing of local residents.

4.15 Rural Workers Dwellings

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	+	0	0	0	0	++	+	0	0

4.15.1 This policy has a positive impact on environmental objectives, encouraging high standards of design and appropriate placement. The policy will ensure that landscape character is maintained where new rural workers dwellings are required. The policy will also contribute to conserving natural resources, particularly greenfield land, by encouraging use of existing buildings for accommodation, only supporting new dwellings where this is not possible.

4.15.2 The policy has a positive impact on economic objectives, as the provision of rural worker dwellings is likely to be essential to support the business in which the rural workers are involved, thus sustaining the rural economy. Allowing temporary dwellings for rural enterprises that are not well-established, this policy will not prevent establishment of new rural businesses.

4.15.3 This policy has a negligible effect on social objectives.

4.16 Gypsies, Travellers and Travelling Showpeople

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	0	+	+/-	0	0	+	0	++	0	0	0

4.16.1 In social terms the policy is considered to be broadly positive, particularly the objectives linked to providing an opportunity of decent and affordable home for all and the consequent benefits to well-being and reducing social exclusion.

4.16.2 The policy might lead to development of greenfield sites. This should only occur in very special or exceptional circumstances.

4.16.3 The criteria approach seeks to limit environmental impacts such as those to open space and landscape, water and infrastructure, potential noise and light implications, and the historic environment. Economic impacts are also included in this criteria, such as access to schools and services and access to the road network.

4.16.4 Traveller sites have been assessed within their settlement appraisal in **Chapter 3**.

4.17 Supported housing

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	+	0	+	0	0	+

4.17.1 This policy supports the provision of supported housing. The policy has positive impacts on some environmental objectives, requiring that development proposals would not have an unacceptable impact on the character area or the amenity of occupiers of neighbouring properties. This is likely to also have positive impacts on social objectives, maintaining local landscape character, as well as maintaining the wellbeing of those in surrounding properties.

4.17.2 Provision of specialist accommodation is also likely to benefit health and wellbeing of residents by ensuring that there is sufficient care provision for the elderly and those with special needs. Provision of external amenity space is expected to contribute to health and wellbeing objectives.

4.17.3 Further positive effects are expected on social and transport objectives as a result of the policy. The policy promotes supported housing in locations from which shops, public transport and community facilities are accessible. This will contribute to reducing the need to travel and will increase the accessibility of services, including health and convenience services, from supported housing.

4.17.4 This policy may contribute to meeting local housing demand and will have positive implications for the mix and type of housing in the borough.

4.18 Self-Build and Custom Built Houses

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	0	0	+/-

4.18.1 This policy has uncertain impacts on environmental and social objectives, as the policy does not expand on its definition of 'suitable serviced plots of land'.

4.18.2 This policy may contribute to ensuring an appropriate mix and range of housing in Rossendale, that is suited to the needs of residents.

4.18.3 The policy has negligible impacts on economic objectives.

4.19 Provision for Employment

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	0	0	0	++	+	0

4.19.1 Positive effects on economic objectives are considered to occur as a result of this policy. The policy seeks to provide sufficient employment land to meet the borough's requirement of *** hectares for the period up to 2034.

4.19.2 Neutral effects are currently considered for environmental and social objectives.

4.20 Employment Site Allocations

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	0	0	0	++	0	0

4.20.1 This policy sets out the employment sites (Use Classes B1, B2 and B8) allocated and protected over the plan period 2019-2034.

4.20.2 The policy is considered to have a positive impact on economic objectives, through providing employment in the borough and contributing positively to the boroughs economy.

4.21 Employment Site and Premises

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	0	0	+	+	0	+

4.21.1 This policy sets out the protection of existing employment sites. The policy performs neutrally for the majority of environmental and social objectives, with positive effects seen where the policy requires development of heritage assets and their re-use to be consistent with their conservation.

4.21.2 This policy aims to protect existing employment and facilitate development that would assist with the creation of new employment or supporting existing employment. This is likely to have positive implications for the economy of Rossendale and may support and encourage businesses in the area.

4.21.3 This policy states that development in employment areas should not have a severe adverse impact on the highways network, which is likely to lead to positive implications for traffic and transport in the district. In addition, this may encourage developers to integrate sustainable transport considerations in development proposals to prevent large increases in traffic to and from the site.

4.21.4 Proposals for housing use on employment sites are supported within the policy where certain criteria is met. This includes where the existing buildings make a positive contribution to the local area a structural survey and assessment of the building will be completed to demonstrate the feasibility of retaining and converting the building as part of the residential development. The policy therefore has positive effects on housing and landscape objectives, taking into consideration the local townscape.

4.22 Development Criteria for Employment Generating Development

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	+	+	+	+	0	0	0	+	0	+

4.22.1 This policy is expected to have a positive impact on economic objectives, supporting economic growth in the borough through, for example, extensions to existing premises.

4.22.2 The policy has positive effects on some environmental objectives, due to the policy promoting development which is compatible with the character of its surroundings and that provides substantial landscaping where necessary. The policy also looks to protect the amenity of neighbourhood land uses, as well as the levels of noise, odour, dust, light, surface water, and drainage or sewerage in the area.

4.22.3 Positive effects are also seen for transport, as proposals are to be serviced by public transport and provide pedestrian and cycle links to adjacent areas, addressing potential employee needs. Further to this the policy addresses the need to limiting traffic generation in the area.

4.23 Employment Development in non-allocated employment areas

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	+	0	0	0	0	0	+	0	0

4.23.1 This policy is expected to have a positive impact on economic objectives, supporting economic growth in the borough through new small scale employment development (Use Classes B1, B2, B8 and A2).

4.23.2 The policy has positive effects on some environmental objectives, permitting development in the borough only where there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking.

4.24 Retail and Other Town Centre Uses

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	+	+	+	+	0	0	+	0	+

4.24.1 Positive effects on economic objectives are considered to occur as a result of this policy, which focuses retail development and other town centre uses within the defined centres of the borough.

4.24.2 The policy looks to maintain and strengthen the borough's economy, highlighting that town centres make an important contribution to the local economy and play a vital role for local communities by reducing the need for residents to travel to meet their day-to-day convenience shopping and service needs.

4.24.3 The effect on environmental objectives is considered to be largely positive, with the concentration of development within existing centres leading to strong positive effects on reducing climate change, conserving the countryside and reuse of land. The policy further states that there would be no significant adverse impacts on the character of the area, the amenity of local residents, road safety, car parking or traffic flows. This is expected to additionally result in positive impacts for social objectives.

4.25 Rawtenstall Town Centre Development

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	+	+	+	+	0	0	+	0	+

4.25.1 Positive effects on economic objectives are considered to occur as a result of this policy, with particularly strong positive effects felt in respect of the redevelopment and rejuvenation of Rawtenstall town centre. The effect on environmental objectives is considered to be largely neutral or positive, with the concentration of development within existing centres leading to strong positive effects on reducing climate change, conserving the countryside and reuse of land in the town centre under an agreed design code and masterplan. Neutral or positive effects are considered to occur on social objectives, with strong positive effects likely on the objective to improve accessibility to key services and facilities, again as a result of concentration of development within the centre.

4.26 Development and Change of Use in District and Local Centres

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	+	+	+	+	0	0	+	0	+

4.26.1 Positive effects on economic objectives are considered to occur as a result of this policy, which will support the function and development of the Districts and Local Centres. The effect on environmental objectives is considered to be largely neutral or positive, with the concentration of development within existing centres leading to strong positive effects on reducing climate change, conserving the countryside and reuse of land. Neutral or positive effects are considered to occur on social objectives, with strong positive effects likely on the objective to improve accessibility to key services and facilities, again as a result of concentration of development within existing urban centres.

4.27 Existing Local Shops

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	+	0	0	+	0	0	+	0	+

4.27.1 This policy supports the change in use of existing local shops where it can be demonstrated that the facility is not of particular value to the local community. This policy therefore performs well for social objectives, ensuring that there is sufficient provision of local shops in the area to meet residents' needs.

4.27.2 The policy promotes the re-use of previously developed land, owing to the support this policy offers to the continued use of existing shops. It will also ensure access to key community facilities, supporting the change in use of facilities where the facility is in an isolated location remote from public transport routes.

4.28 Hot Food Takeaways

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	0	0	0	+	0	0	+	0	0

4.28.1 The policy states that the development of hot food takeaways will only be supported where certain criteria is met. The policy performs positively for some environmental objectives, as the criterion highlights the high-quality design which is needed, taking into consideration the character of the area.

4.28.2 The policy performs positively for social objectives, taking into account the physical health of people in Rossendale by restricting opening hours of takeaways located near to a school, and having consideration for impacts on local amenity, privacy and highway safety. The policy also reflects the need of the area, only supporting development where it would not give rise to an over-concentration of hot food takeaways in any given location.

4.29 Shop Fronts

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	0	0	0	0	0	0	0	0	0	0	0

4.29.1 This policy performs well for environmental objectives, promoting the retention of shop fronts and commercial frontages with features of architectural or historic interest, and promoting new shop fronts where the character of the area is reflected.

4.29.2 The policy has negligible impact on economic and social objectives.

4.30 High Quality Development in the Borough

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	+	+	+	+	+	0	+	+	0	+

4.30.1 This policy supports the delivery of new development in the borough, where consideration has been taken for the character and appearance of the local area.

4.30.2 The policy performs positively for environmental objectives, requiring development to take account of landscape features and natural assets, the historic and built environment, neighbouring land use, biodiversity and green infrastructure, contaminated land, natural resources, flood risk, and water surface drainage. Mitigation measures are also highlighted in the policy, particularly with regard to biodiversity offsetting.

4.30.3 There are also strong positive effects on reducing climate change, through design methods such as the incorporation of energy efficiency principles.

4.30.4 The policy performs positively for social objectives, promoting the needs of special groups in the community such as the elderly and those with disabilities. Provisions will be made to meet the needs of these special groups, in addition to contributions to the public realm and sustainable transport.

4.30.5 Positive effects on economic objectives are expected as a result of the policy. Development is to include employment and retail space, which would positively contribute to the local economy.

4.31 Heritage Assets

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	++	0	0	0	0	0	0	0	0	0	0	0

4.31.1 This policy seeks to protect and enhance the various historic assets in the borough. The policy would be expected to conserve and enhance local environmental quality, townscapes and landscapes. The policy would also promote the high quality of design required for development with the potential to affect historic assets.

4.32 Local List

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	++	0	0	0	0	0	0	0	0	0	0	0

4.32.1 This policy seeks to protect and enhance the historic assets in the borough, with particular focus on Locally Listed Buildings. The policy would be expected to conserve and enhance local environmental quality, townscapes and landscapes.

4.32.2 The policy would allow alterations and conversions of listed buildings, providing that its key features and historical interest are maintained and possibly enhanced. In some cases, conversion of a listed building can have strongly positive implications for its conservation, particularly if it is derelict or was poorly maintained in the past. This is expected to contribute positively to the historic environment, as listed buildings are likely to be maintained and enhanced through this policy.

4.32.3 The policy also promotes high quality design for development which has the potential to affect Listed Buildings.

4.33 Landscape Character and Quality

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
++	+	0	0	+	0	+	+	0	0	0	0	0

4.33.1 This policy performs positively for environmental objectives, requiring that development proposals conserve and, where possible, enhance the natural and built environment, its immediate and wider environment and take opportunities for improving the distinctive qualities of the area and the way it functions.

4.33.2 This policy is expected to support biodiversity in Rossendale by retaining existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area. This policy states that developments in valley side locations should incorporate native screen planting as a buffer to soften the edge of the building line.

4.33.3 This policy performs positively on social objectives, looking to retain and enhance key views, and supporting the protection of green infrastructure that is accessible to residents. This is likely to have positive effect on the physical and mental health and well-being of people in Rossendale.

4.34 Biodiversity, Geodiversity and Ecological Networks

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	++	0	+	0	+	+	0	0	0	0	0

4.34.1 This policy is expected to have considerable positive effects on environmental objectives with, in particular, strong positive effects on the objectives to conserve and enhance biodiversity, the countryside, and local environmental quality. Development proposals are required to protect areas of biodiversity and ecological networks and where possible enhance sites and linkages. Protecting existing ecological network is also expected to contribute towards the adaptation to Rossendale's changing climate.

4.34.2 The policy has a positive impact on several of the social indicators such as protecting and improving the health and well-being of the population by conserving and enhancing the natural environment. The provision of biodiversity and ecological connectivity is likely to have a positive impact on the physical and mental health and wellbeing of people in Rossendale. The policy further promotes the incorporation of habitat features of value to wildlife within the building design, having a positive impact on the local townscape.

4.35 Green Infrastructure

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	+	0	0	+	+	0	0	0	0	0

4.35.1 The policy will likely have a positive impact on a number of environmental objectives, being particularly positive with regards to helping to conserve and enhance biodiversity and the protection and enhancement of the surrounding landscape. The policy refers in detail to the impact of development on amenity, surface water run-off, nature conservation or the integrity of the Green Infrastructure network. The policy also helps to reduce and manage flood risk, through reference to the green infrastructure benefits, which also includes contributing to mitigating the effects of climate change.

4.35.2 The policy will have a significant positive impact on some of the social objectives such as improving the health and well-being of the population through connecting people with the open countryside and assist with the movement of wildlife. The justification for this policy states that a well connected network of multi-functional of Green Infrastructure can facilitate active travel on foot or bicycle, connect people with the open countryside and assist with the movement of wildlife.

4.36 Greenlands

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	0	0	+	+	0	0	0	0	0

4.36.1 The policy will likely have a positive impact on a number of environmental objectives, being particularly positive with regards to helping to conserve and enhance biodiversity and the protection and enhancement of the surrounding landscape. The policy looks to protect Ecological Networks and Green Infrastructure, requiring development to meet additional policy criteria prior to loss of these resources.

4.36.2 The policy will have a significant positive impact on some of the social objectives such as improving the health and well-being of the population through connecting people with the open countryside. The policy states that development is not to result in the severance of key green links connecting local communities with the rural valley networks.

4.37 Environmental Protection

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	+	+	0	+	+	0	0	0	0	0

4.37.1 This policy has positive effects on a number of environmental and social objectives, through managing pollution levels as a result of development. The policy states that development which has the potential, either individually or cumulatively, to result in pollution that has an unacceptable impact on health, amenity, biodiversity, air or water quality will only be permitted if the risk of pollution is effectively prevented or reduced and mitigated to an acceptable level.

4.37.2 This policy further aids in the protection and management of Rossendale’s waterways. This policy addresses development that impacts on surface water and groundwater quality, proposing that suitable measures to control the risk of any adverse affects will be implemented. This policy further aids in the protection and management of Rossendale’s waterways.

4.37.3 To ensure the efficient use of natural resources in Rossendale, Air Quality Assessments and detailed site investigations of land, which is or may be affected by contamination will be undertaken to the satisfaction of the Council. This policy states that measures will be implemented to both mitigate the effects of the development on air quality and pollution to ensure that the users of the development are not significantly adversely affected.

4.37.4 The policy also requires development to incorporate appropriate measures to prevent light pollution through good design and siting of the development, positively impacting the landscape and townscape objective in addition to natural resources.

4.38 Wind Turbine Areas of Search

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	+	+	++	0	0	0	0	0	0	0

4.38.1 This policy will likely have a positive effect on some environmental objectives, as the development of new commercial wind turbines would provide renewable energy sources, increasing the use of energy efficient resources in the borough. Areas of search for the wind turbines are likely to consider issues including hydrogeology, ecology and ornithology, and noise and shadow impacts.

4.39 Wind Farm and Individual Turbines

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	+	+	++	0	+	0	0	0	0	0

4.39.1 This policy performs positively for environmental objectives, as it details the requirements needed for windfarm and individual turbine proposals with regard to environmental considerations. Considerations include topography, openness of the landscape, proximity to landscape features, proximity to designated and non-designated heritage assets, and impacts on designated species and ecological assets.

4.39.2 The policy states that any impacts on geology, including former mine workings, peat and hydrogeology should be fully appraised and issues identified addressed. This performs positively for the natural resources objective.

4.39.3 There are positive effects on social objectives, as the policy requires the impact of development on recreational assets to be assessed and impacts on key routes such as the Pennine Bridleway and Rossendale Way to be avoided or if this is not possible, mitigated. Maintaining and enhancing access to the countryside is likely to improve the health and well-being of the population.

4.40 Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	+	++	0	+	+	+	0	0	0	0	0

4.40.1 This policy is expected to have positive impacts on some environmental objectives as it requires development proposals to consider and address flood risk from all sources. In line with this policy, development should protect and maintain water quality and sustainable usage.

4.40.2 The policy expects developments to incorporate SuDS where necessary, which fully integrate with the design of the development. The policy performs positively for some social objectives, prioritising SuDS techniques which make a positive contribution to amenity, biodiversity and water quality as well as overall climate change mitigation. Contributing positively to amenity and biodiversity is likely to improve the health and well-being of the population.

4.41 Trees and Hedgerows

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	++	+	0	0	+	+	0	0	0	0	0

4.41.1 The policy is expected to contribute to reducing the effects of climate change through reducing and managing the risk of flooding and the resulting detriment to people, property and the environment. The protection of trees and hedgerows is also important for conserving and enhancing urban and rural landscapes, contributing positively to Green Infrastructure networks, and helping to conserve and enhance soil quality.

4.41.2 The policy is expected to help to sustain and promote the visitor economy, since trees can greatly enhance the character and appeal of the borough. The policy has a positive impact on several of the social indicators such as protecting and improving the health and well-being of the population by reducing flood risk and conserving and enhancing the historic environment and cultural heritage through the preservation or enhancement of the setting of historic assets.

4.42 Playing Pitches and Recreational Areas

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	++	0	0	0	+	+	0	0	0	0	0

4.42.1 This policy has positive effects on a number of environmental and social objectives, through the maintenance and/or enhancement of the character and function of playing pitches and recreational areas.

4.42.2 The policy is expected to have positive implications for human health, as it protects existing playing pitches and recreation areas.

4.43 Protection of Existing Open Space, Sport and Recreation Facilities

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	++	0	0	0	+	+	0	0	0	0	0

4.43.1 This policy has positive effects on a number of environmental and social objectives, through the maintenance and/or enhancement of the character and function of open space, sport and recreation facilities. The policy looks to preserve the local landscape, permitting development of recreational areas only where there is a surplus of similar land, meaning that the local community does not lose an important recreational resource. The policy is therefore expected to have positive implications for human health, as it protects existing playing pitches and recreation areas and requires replacement facilities to be at least of an equal quality and in an accessible location.

4.44 Community Facilities

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	+	0	0	+	+	0

4.44.1 This policy is expected to protect community facilities where it necessary. Change of use or loss of premises will only be permitted under circumstances listed within the policy.

4.44.2 The policy therefore has positive effects on social and economic objectives, in terms of maintaining employment, supporting the rejuvenation of Maidenhead town centre and providing the opportunity to acquire skills to find or remain in work.

4.44.3 The protection of community facilities such as parks and libraries will help to ensure communities have adequate access to appropriate services and facilities, positively contributing to residents health and well-being.

4.45 Tourism

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	0	0	0	0	+	0	0	+	0	+

4.45.1 This policy is expected to have positive effects on economic objectives through the promotion of tourism throughout the borough. The policy would be expected to benefit the boroughs economy as it supports tourism businesses, e.g. through the development of complementary accommodation and hospitality facilities.

4.45.2 The policy has positive effects on environmental objectives, providing the protection and enhancement of historic and landscape assets including footpaths, bridleways, and cycleways. The policy has positive effects on social objectives, supporting the improvement and enhancement of existing facilities such as bike racks, public realm and public transport improvements.

4.46 Overnight Visitor Accommodation

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	0	0	0	+	0	0	++	0	0

4.46.1 This policy is expected to have positive effects on economic objectives through the promotion of new high quality visitor accommodation throughout the borough. The policy would be expected to benefit the boroughs economy as it supports tourism businesses.

4.46.2 This policy may have positive effects on environmental objectives, as proposals are required to have no adverse impacts on visual amenity, landscape or nature conservation. The policy may also have positive effects on social objectives, as proposals must refrain from reducing the amount of land for the purposes of open space and recreation. Maintaining open space and recreational facilities has a positive impact on human health.

4.47 Equestrian Development

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	0	+	0	0	+	0	0	+	0	+

- 4.47.1 This policy has positive effects on environmental objectives, stating that development relating to equestrian activities must not have an unacceptable impact on visual amenity or character of the area. This is expected to ensure that development is in keeping with the surrounding development or countryside. The policy further states that development should be well related to existing trees, hedges or landscape features, avoiding prominent positions, to maintain local biodiversity.
- 4.47.2 This policy promotes the re-use and conversion of existing facilities over the development of new ones. This is may contribute to meeting development on previously developed land, having positive effects for natural resources.
- 4.47.3 This policy is expected to have positive effects on social objectives, through the consideration for residential amenity with regards to visual and light disturbance and odour. This is likely to contribute positively to the wellbeing of nearby residents as it will maintain their satisfaction with where they live.
- 4.47.4 This policy is expected to have positive effects on economic objectives, through the encouragement of further horse-related development, in a commercial sense, which could contribute to the local economy and provide some employment opportunities. By requiring development to have adequate access and to not have an unacceptable impact on the highway network, this policy could contribute positively to the transport objective, as it may encourage development in sustainable locations with regards to transport.

4.48 Farm Diversification

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	0	0	+	0	0	+	0	0	+	0	+

4.48.1 This policy is expected to have positive effects on some environmental and social objectives. The policy requires proposals for farm diversification to avoid adverse impact on residential amenity, landscape character, the enjoyment of the countryside or the purpose of the Green Belt. By conserving opportunities for enjoyment of the countryside and preventing unacceptable impacts on residential amenity this policy may add to the wellbeing of residents of the borough.

4.48.2 This policy is likely to ensure that risk of flooding is not exacerbated by development by minimizing new areas of hardstanding. Natural resources may further be conserved by encouraging re-use of existing buildings, which may reduce the need for new development on greenfield land.

4.48.3 The policy has positive effects on economic objectives as farm diversification is likely to contribute to the borough's economy. In requiring diversification to be subservient to the main agricultural use, this policy also ensures that the existing farming economy is not jeopardised by diversification.

4.48.4 This policy states that the volume and type of traffic generated must be appropriate to the accessibility of the site and the local highway network, which is expected to have positive implications for the transport and accessibility objective, in addition to the economy.

4.49 Footpaths, Cycleways and Bridleways

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	+	+	0	+	0	+	+	0	0	0	0	+

4.49.1 This policy has a positive impact on environmental objectives, through the protection of local landscape and townscape, ensuring that development proposals do not have an adverse impact on the existing network of footpaths and cycleways,

- 4.49.2 This policy supports the maintenance and enhancement of historic, or otherwise distinctive landscapes. In particular, the policy states that where developments are directly related to the Public Rights of Way network contributions may be sought for their enhancement. By maintaining the borough's footpaths and cycleways, which are an essential component of Rossendale's GI, this policy indirectly supports the protection of biodiversity. The policy will positively impact social objectives, promoting healthy communities through the protection of public rights of way, and other areas of Green Infrastructure and encouraging increasing engagement in cultural and sporting activity.
- 4.49.3 Protecting and enhancing the wider pedestrian and cycle network is likely to further contribute positively to the mental wellbeing of local residents, facilitating access to the wider environment.

4.50 Road Schemes and Development Access

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
0	0	0	0	0	0	0	0	0	0	0	0	+

4.50.1 This policy performs positively for economic objectives with regard to infrastructure and accessibility. The policy looks to prevent development on land which is required for road access or which would prejudice the construction of identified road schemes. As such, the policy would preserve access routes in the borough where applicable.

4.51 Parking

1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape	Cultural heritage	Biodiversity	Water	Natural resources	Climate change mit	Climate change adp	Human health	Material assets	Housing	Employment location	Employment skills	Transport
+	0	+	+	0	+	+	0	0	0	0	0	0

4.51.1 This policy has positive effects on some environmental objectives, stating that parking provisions will be expected to not dominate the street scene or detract from the character of the area; and, where appropriate, incorporate adequate soft landscaping, ensuring development is in keeping with the existing landscape character. This policy further looks to sustainably manage water resources through incorporating adequate soft landscaping and permeable surfaces to avoid the over-dominance of parking and limit surface water run-off.

4.51.2 This policy has positive effects on climate change, through contributing towards renewable energy provisions by supporting parking developments that incorporate charging points for electric vehicles. Developments therefore have the potential to reduce Rossendale's carbon footprint.

- 4.51.3 The policy is expected to have negligible impacts on economic and social objectives. With regard to transport, the policy states that parking developments would need to incorporate secure, covered cycle parking in line with the Parking Standard. Parking is to be designed to ensure that the use of the parking provision would not prejudice the safe and effective operation of the highway network. Thus, development would support the use of sustainable transport in Rossendale.

5 Mitigation considerations and recommendations

5.1.1 The information presented in this chapter has been prepared in response to negative or uncertain assessment findings. For each objective, information is presented about mitigation considerations and recommendations. Mitigation considerations identify measures that could be implemented in order to mitigate the potential negative effects of development, as specified in the assessment above. Recommendations are identified for the purpose of either informing local planning policy or to inform conditions when considering planning applications. Recommendations may change when further details regarding development of the sites, including design and development management policies, are known.

5.1.2 Mitigation and recommendations are set out below on an objective-by-objective basis. Overall conclusions for the borough are set out in **Chapter 6**. It is recognised that the following mitigation may have been identified within the Local Plan policies, however mitigation is presented here to provide independent clarity on sites. Sites and policies will be assessed alongside each other at the next stage of assessment.

5.1.3 The mitigation hierarchy³² is a policy for ensuring activities do not have unnecessary impacts on the environment:

- In the first instance harm should be avoided, for instance by locating development at a different site.
- Where harm cannot be avoided it should be reduced, for instance by reducing the total quantum of development.
- Where this is not possible the impacts should be mitigated, for instance through the detailed design of the development.
- Lastly any residual impacts should be compensated for, for instance by restoring or recreating habitat elsewhere.

SA1 Landscape

5.1.4 The Open space audit (2008)³³ concluded that there was no fundamental shortfall of open space in Rossendale. It is recommended that development retains or expands this.

³² DEFRA (2013) Biodiversity offsetting in England: Green paper

³³ Rossendale Borough Council (2008) Open space and play equipment contributions SPD. Available at:
http://www.rossendale.gov.uk/downloads/download/294/open_space_and_play_equipment_contributions_spd

- 5.1.5 Development with potential landscape and visual impacts should be designed sensitively so that the setting of key receptors is enhanced and protected. This includes designing development in a way that is sympathetic to local distinctiveness. Key characteristics for Landscape Character Types should be maintained where possible. New development should be in keeping with local built styles, where there is a strong vernacular narrative evident amongst the place or settlement.
- 5.1.6 Depending on circumstance and scale, landscape mitigation measures can include retaining, or creating, a parkland buffer between developments and sensitive or distinctive features, such as the Irwell Sculpture Trail. New planting schemes can also help provide screening.
- 5.1.7 Some landscape design features can deliver ecosystem services and benefits. This includes for example sustainable urban drainage systems (SUDS), woodland, which provides less intensive rain infiltration rates, improving the functionality of floodplains and trees to provide shade in urban environments.

SA2 Cultural heritage

- 5.1.8 New development should avoid residual adverse impacts to culturally or historically significant features. This includes careful consideration of the setting of such receptors.
- 5.1.9 Bacup Town Centre Conservation Area is designated for its historical character and setting. Development is to take into account the guidance set out in the most up to date Conservation Area Appraisal for the area.
- 5.1.10 Development that may affect the setting of a heritage asset may also need to consider the cumulative implications of change. Paragraph 013 of the NPPF further highlights that development that materially detracts from the asset's significance may also damage its economic viability now, or in the future. This then threatens the assets' ongoing conservation.

SA3 Biodiversity

- 5.1.11 Development proposals should protect areas of biodiversity and ecological networks and where possible enhance sites and linkages. Any unavoidable adverse effects should be minimised and mitigated against, and where this cannot be achieved, compensated for with a net gain for biodiversity demonstrated. This could include undertaking construction at times of year when species are least vulnerable to disturbance, for example outside of the breeding season.

- 5.1.12 Development proposals that have potential to affect a national or locally-designated site or protected habitats or species will be expected to be accompanied by relevant surveys and assessments detailing likely impacts, proposals to avoid harm and where possible enhance biodiversity. This would allow the biodiversity value of a site to be objectively assessed and mitigation measures can be recommended to avoid or reduce any negative impacts on this objective.
- 5.1.13 It is possible that habitats lost through development may be important³⁴. Paragraph 109 of the NPPF³⁵ states that the planning system should provide net gains in biodiversity, where possible.
- 5.1.14 If a site contains one of the Lancashire Ecological Networks, it may be possible to avoid development in the area in which the network falls. Corridors of the Woodland, Grassland, Wetland and Heath Networks of the Lancashire Ecological Network run through Barlow Bottom site for example. This was additionally the only site where potential impacts on water bodies were identified. Assessing the ecological value of any water bodies in or near a development site is likely to allow a more informed assessment of potential development impacts. Monitoring the river would allow any negative impacts to be recorded and remediated at an early stage.
- 5.1.15 Fragmentation of ecological networks could be avoided by, for example, managing the habitat around the site to 're-route' the network, or compensate for any losses elsewhere in the borough.

SA4 Water quality and flood risk

- 5.1.16 Paragraph 110 of the NPPF states that 'in preparing plans to meet development needs, the aim should be to minimize pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value.'
- 5.1.17 The Environment Agency manages water use, balancing consumer supply with environmental preservation. Water quality can be affected by a range of factors including run-off from fields and the weather. Sustainable development is encouraged, which includes regulation and monitoring of water quality.
- 5.1.18 Development proposals should consider and address flood risk from all sources. New development should not increase on-site or off-site surface water run-off rates and, where practicable, should seek to reduce surface water run-off.

³⁴ As they may be rare, irreplaceable or support protected species

³⁵ Communities and Local Government (2012) National Planning Policy Framework. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- 5.1.19 There are a number of sites within settlements such as Haslingden, Bacup and Longholme that contain areas of Flood Zones 2 and 3 (possibly 3a). Development should look to be designed sensitively to avoid these areas at high risk of flooding. If development at sites within areas Flood Zones 2 and 3a cannot be avoided, flood risk should be minimised through measures such as sustainable urban drainage systems (SUDS) and the incorporation of green infrastructure into the development. Development proposals would need to consider all sources of flood risk, including surface water flood risk. Minimising loss of green space and incorporating high-quality green space into developments, may contribute to sustainable water management, by providing ecosystem services such as local cooling and slowing rainwater runoff³⁶.

SA5 Natural resources

- 5.1.20 Planning and development has an important influence on air quality and also, therefore, the health of humans and ecosystems. Employment, retail and residential developments in or near an existing AQMA, for example at New Hall Hey West and New Hall Hey East, Rawtenstall, is likely to exacerbate air quality issues in the area. This is due to the fact that a) most households are expected to own at least one vehicle, and b) employment and retail use of sites would bring truck and lorry drivers to the area. As a result, traffic movements in the AQMA will be increased, thus increasing congestion and air pollutants associated with vehicles exhaust fumes.
- 5.1.21 Mitigation measures should be considered to alleviate the effects of development on air quality and to ensure that the users of the development are not significantly adversely affected by the air quality within that AQMA. Promoting sustainable transport, including creating and improving cycleways and bus services, may contribute to mitigating this problem.
- 5.1.22 Undertaking further investigation into potential contamination on site allocation options would allow a more informed decision as to whether contamination poses a risk to development at the site. It may be possible to remediate contaminated land, for example through bioremediation, flushing or chemical oxidation. If only part of the site is affected by contamination, it may be possible to exclude this area from development.

³⁶ Forest Research (2010) Benefits of Green Infrastructure

- 5.1.23 Where possible, development should be designed to maximise future accessibility of mineral resources. Sites falling within minerals safeguarding areas were assessed as negative, as development at these locations would sterilise mineral resources by preventing access to them. Loss of mineral resources cannot be mitigated as it is a permanent effect.

SA6 Climate change: mitigation

- 5.1.24 In order to reduce the carbon footprint of Rossendale Borough, new developments should incorporate renewable energy generation where possible. Supplying new buildings with energy primarily from renewable sources and implementing energy efficiency measures into building design would contribute to lowering Rossendale's carbon footprint.

- 5.1.25 Development should be promoted in sustainable, accessible locations, which minimize the need for travel and length of journeys. Promoting the use of sustainable transport, such as walking, cycling and bus travel, as alternatives to car travel is likely to reduce carbon emissions in Rossendale. Due to the high proportion of residents out-commuting for work, it is particularly important to encourage these journeys to be taken by sustainable modes of transport. This could be done by improving and promoting public transport links between Rossendale and nearby employment centres, such as Bury and Accrington.

SA7 Climate change: adaptation

- 5.1.26 At locations where the strategic GI network or part of the Lancashire Ecological Network passes through the site, removal or fragmentation of these features should be minimised. New developments should aim to incorporate green infrastructure, and contribute to the connectivity of ecological networks in the Borough.
- 5.1.27 Any loss of GI or habitat connectivity could be mitigated by compensating for this loss by improving GI or habitat quality on land adjacent to the development. This should only be undertaken if loss is unavoidable, in order to ensure no net loss of biodiversity in Rossendale.

SA8 Human health

- 5.1.28 Paragraph 156 of the NPPF states that the Local Plan's strategic priorities should deliver health, security, community and cultural infrastructure and other local facilities. Some sites are further than the recommended distances (Barton et al, 2010) from formal health and recreation facilities.
- 5.1.29 Development proposals should support the improvement and enhancement of the footpath, cycleway and bridgeway network.
- 5.1.30 Health and recreation facilities should be easily accessible by sustainable modes of transport, e.g. via affordable, frequent bus services.
- 5.1.31 Incorporating attractive, high-quality green space into developments, where possible, is likely to encourage exercise and outdoor activity for residents, thus boosting both physical and mental health.

SA9 Material assets

- 5.1.32 Developments are to make adequate provision for the storage of waste and recycling materials in locations that do not harm the street scene, adversely affect amenity and which enable collection from the public highway. Waste minimisation and recycling should be encouraged through both the construction and operational phases. This could include reducing packaging of products and materials coming to the site and incorporation of recycling facilities into the development.

SA10 Housing

- 5.1.33 Only sites that have been identified as potential housing sites, but are developed for other purposes (employment or retail) have negative implications for SA Objective 10. Providing the projected housing need for Rossendale can be met through other site allocations, it is not necessary to retain all possible housing sites for this purpose.
- 5.1.34 Careful consideration should be given to density, design and future proofing in terms of climate change.

SA11 Employment: location in the borough

- 5.1.35 New development should be located in areas with access to employment areas via sustainable transport. As such, it is recommended that Rawtenstall together with Haslingden, Bacup and Whitworth remain priority areas for economic development.

- 5.1.36 If operating businesses will be removed from the site, there should be suitable alternative business premises nearby. Existing businesses could be given support in finding new premises and moving over from one to the other.

SA12 Employment: skills

- 5.1.37 Paragraph 72 of the NPPF states that great importance is attached to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Access to education, could be improved by either including educational facilities into a new development, or improving public transport to existing schools and colleges.

SA13 Transport

- 5.1.38 Paragraph 17 of the NPPF gives one of the core planning principles as focusing development in areas which are, and can be made sustainable, by making use of public transport, walking and cycling. New development should be concentrated close to main public transport corridors such as Rising Bridge-Whitworth or within 400m of a bus stop with regular services. Enhanced links to key services and employment opportunities will be pursued. This includes bus corridor links from main settlements such as Rochdale to Accrington via the Borough's larger settlements of Bacup, Waterfoot, Rawtenstall and Haslingden.
- 5.1.39 Development in the east of the Borough (Bacup, Stacksteads and Britannia) would suffer from poor access. Poor public transport links and limited local services and amenities may result in residents being reliant on car use. Section 4 of the NPPF relates to promoting sustainable transport. This includes making sustainable transport the most prominent and easiest option for people, particularly by tailoring transport solutions for different areas.
- 5.1.40 Rossendale occupies a strategic location within the region, astride the M66/A56(T), linking the M60/M62 with the M65 motorway. Due to the existing volume of out-commuting from Rossendale, development may lead to increased congestion and decreased road safety. Development should avoid contributing to congestion issues in the area, and instead increase accessibility. This includes developing supporting infrastructure to accommodate sustainable development.

- 5.1.41 The NPPF supports plans that minimise the need to travel and maximize use of sustainable transport modes. The NPPF encourages maximization of the accessibility of services, amenities and streets, and sustainable transport for all. The need to travel could further be reduced by incorporating key services and facilities into development, providing that these do not replace existing businesses in the area.
- 5.1.42 The footpath, cycleway and bridleway network including the Rossendale Way, Irwell Sculpture Trail and National Cycle Network will be developed and enhanced in an integrated manner as part of Rossendale's "Green Infrastructure" and Tourism Strategy.

6 Conclusions and Next Steps

6.1 Overview of site assessments

- 6.1.1 The assessment of sites in **Chapter 3** identified a number of key sustainability issues across the district.
- 6.1.2 In terms of individual sites, the allocation of Sheephouses Reservoir (South) for Green Infrastructure would have positive sustainability implications by expanding the borough's green infrastructure capacity with associated benefits for climate change adaptation and human health. There are no potential negative effects associated with this allocation. All other sites include negative and uncertain assessment outcomes.
- 6.1.3 In order to fulfil the current and projected future housing demands in Rossendale, as set out in the 5 Year Housing Land Supply Report (2014-2019), site allocations other than those identified as most sustainable will need to be taken forward. All other options perform similarly in terms of sustainability, thus it is not possible to identify a best performing option for a housing or employment site allocation. The findings presented in **Chapter 3** should be considered and used to inform the on-going evolution of the Local Plan.
- 6.1.4 In terms of settlements, negative effects were identified for smaller settlements such as Longholme and Loveclough due to distance from key facilities and impacts on the surrounding landscape.
- 6.1.5 A number of sites in larger settlements such as Bacup and Rawtenstall perform well for landscape due to the sites being on available, suitable PDL. However, a large proportion of residential sites are proposed on greenfield land.
- 6.1.6 The SA has identified that development is generally likely to have positive implications for human health, due to the number of recreation facilities available in Rossendale, both formal and informal. There are a large number of health facilities (GP's and NHS Hospitals) available to the borough, particularly in main settlements such as Bacup and Rawtenstall. Sites in more central locations in the district have short journey distances to health facilities, compared to smaller settlements such as Britannia and Crawshawbooth. These smaller settlements generally perform negatively against SA Objective 8, Health and Wellbeing.

-
- 6.1.7 Development is also expected to have positive impacts for housing provision, including the need for affordable housing and employment provision.
- 6.1.8 The majority of site allocation options are not expected to have any affects on SA Objective 2, cultural heritage, or SA Objective 10, Employment: location in the Borough. This is a result of the distance between the majority of sites and any heritage features (such as scheduled monuments or conservation areas) and the fact that most allocations are not related to employment uses.
- 6.1.9 There are larger areas of the LGEN and LWEN across the borough, a number of which are located within/are in close proximity to/a number of identified sites. Where sites have performed negatively for SA Objective 3, Biodiversity, this is often due to fragmentation of these existing ecological networks.
- 6.1.10 SA Objective 5, Natural Resources were assessed negatively for a larger proportion of sites due to the extent sites located within the RMSA. Development on mineral safeguarding areas is proposed at a number of settlements including Loveclough and Haslingden, and as a result mineral sterilisation remains an issue for the Borough.
- 6.1.11 SA Objective 6, climate change: mitigation and SA Objective 9, material assets were assessed as negative against most site allocation options. This is because higher policies regarding carbon reduction and energy efficiency, and sustainable waste management, are unlikely to be detailed enough to guide sustainable practice on a site-by-site level.
- 6.1.12 Settlements to the east of the borough perform less positively than those in the east for socio-economic impacts. There is poor access to the east, and for sites such as Blackwood Road (A) and Blackwood Road (B) in Stacksteads, sustainable transport networks are lacking. Connectivity in the Borough is strong in the west, Haslingden and Edenfield in particular have good external links via the A56 and are in close proximity to schools, performing positively for SA Objective 12, Employment Skills.
- 6.1.13 Detailed masterplanning will need to be undertaken to identify whether it would be possible to mitigate potential adverse effects for certain sites through detailed layout and design.

6.2 Overview of policy assessments

- 6.2.1 The policies assessed in **Chapter 4** provide a comprehensive suite of criteria by which development proposals in the borough will be determined. The policies reflect Rossendale's key opportunities and constraints, reflecting the various evidence studies that have been prepared to support the development of the Local Plan.
- 6.2.2 Where uncertain effects are identified, these are due to the high-level nature of the policies and where the location of development is unknown.

6.3 Next Steps

- 6.3.1 This report represents the latest stage of the SA process. The SA process will take on board any comments on this SA Report and use them during the next round of assessments for the next iteration of the Plan.
- 6.3.2 Once finalised, the Plan will be subject to further SA, via the preparation of an Environmental Report, also known as a full SA Report. This Environmental Report will meet all of the legal requirements set out in Annex I of the SEA Directive.

Appendix A: SA Framework

Rossendale Local Plan SA Framework

SA Objective		Decision making criteria: Will the option/proposal...		Indicators (this list is not exhaustive)
1	Landscape: Protect and enhance high quality landscapes and townscapes in the Borough, especially those that contribute to local distinctiveness.	Q1a	Will it safeguard and enhance character and local distinctiveness?	<ul style="list-style-type: none"> • Landscape Character Assessment - key characteristics • Number of planning refusals due to impact on landscape • Impact of development on areas within the Green Belt • ANGST standards for green space
		Q1b	Will it compromise the purpose of the Green Belt e.g. will it lead to coalescence of settlements and/or urban sprawl?	
		Q1c	Will it improve access for high quality public open space, natural green space and the open countryside?	
2	Cultural heritage: To conserve and enhance the historic environment, heritage assets and their settings.	Q2a	Protect and enhance the historic environment. This includes assets of historical and archaeological importance and their setting, contributing to the cultural and tourism offer of the borough.	<ul style="list-style-type: none"> • Number of Listed Buildings in Rossendale • Number of demolitions of listed buildings • % of assets on Heritage at Risk Register • % of conservation areas at risk • Tourism expenditure in the borough
		Q2b	Ensure that new development relates well to the character of the existing landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	

		Q2c	Encourage the use of the borough's historic and cultural features for tourism, development and recreation.	
		Q2d	Improve the provision of leisure, tourist and cultural facilities to increase local spend and increase employment opportunities.	
3	Biodiversity and geodiversity: To protect, enhance and manage biodiversity and geodiversity in Rossendale.	Q3a	To ensure that new development does not impact upon the condition of sites of biodiversity interest including SSSIs and other local designations.	<ul style="list-style-type: none"> • Change in priority habitats and change in priority species • Change in areas designated for their biodiversity value • Area of new habitat created • Condition of SSSIs (favourable / unfavourable / destroyed (wholly or in part)) • Number of developments including schemes to benefit biodiversity • Biodiversity Action Plan targets
		Q3b	To protect Natura 2000 sites from the adverse effect of human activity, pollution and climate change.	
		Q3c	To promote habitat provision and enhancement within new developments and existing habitats.	
4	Water and flooding: Protect, enhance and manage Rossendale's waterways and to sustainably manage water resources	Q4a	To promote sustainable design and construction measures which reduce water consumption and result in decreased run-off of polluted water (including during construction phase).	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to the advice of the EA on water quality grounds • Area of new greenspace per capita • Length of watercourses of good biological and chemical quality
		Q4b	Reduce risk of fluvial flooding.	

		Q4c	Ensure efficient use and management of water resources addressing a potential increase in demand.	<ul style="list-style-type: none"> • Daily Domestic Water Use (per capita consumption) • Number of applications including SUDS • Number of properties at risk of flooding
		Q4d	Reduce unsustainable practice agricultural practices, particularly in Nitrate Vulnerable Zones to reduce diffuse pollution or poor quality effluent returns.	
		Q4e	Reduce risk of localised flooding, including surface water flooding.	
		Q4f	Maintain and improve the qualitative status of groundwater in the borough, particularly the chemical status of groundwater.	
		Q4g	Ensure new development incorporates SUDS where appropriate.	
5	Natural Resources (air quality, soil and minerals): To ensure the efficient use of natural resources in Rossendale.	Q5a	Ensure safeguarding of mineral resources and the efficient use of primary natural resources.	<ul style="list-style-type: none"> • Condition of geological SSSIs (favourable / unfavourable / destroyed (wholly or in part)) • Area of contaminated land in the borough • Number of developments on previously developed land
		Q5b	To ensure that new development does not impact upon the condition of sites of geological interest, including geological SSSI and RIGS.	
		Q5c	To protect and enhance soil quality in Rossendale.	

		Q5d	Develop brownfield sites where these can support wider Sustainability Objectives (e.g. reduce travel by car, improve the public realm, avoid loss of biodiversity, gardens, etc.). Re-use vacant buildings.	
		Q5e	Ensure new development will not result in contamination of land and promote the remediation and regeneration of the large areas of existing contaminated land.	
6	<p>Climate change mitigation: To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources.</p>	Q6a	Promote high sustainable construction standards for housing and non-housing development, in order to ensure that Rossendale meets the Governmental target of all new residential buildings being zero carbon by 2016 and the relevant targets for non-residential development.	<ul style="list-style-type: none"> • Amount of energy produced by renewable energy sources • Provision of renewable energy in development • Areas of new greenspace created per capita • CO2 emissions by sector and per capita
		Q6b	Clear guidelines and support of the renewable energy courses in new and existing developments to increase renewable energy production in the borough.	
		Q6c	Support the use of GI to provide flood storage and urban cooling to support climate change mitigation.	
		Q6d	Reduce domestic, industrial and commercial consumption of gas and electricity.	

		Q6e	Maintain trend of lowest emitter of CO2 in Lancashire and seek to further reduce the volume of CO2 emissions.	
7	Climate change adaptation: To promote adaptation to Rossendale's changing climate.	Q7a	Seek to provide a built environment that is appropriate for the predicted changes in local weather conditions and that is resilient to extreme weather events.	<ul style="list-style-type: none"> • Number of applications incorporating improvements to the living network of GI - both rural and urban • Connectivity of GI • Change in habitat connectivity • Number of planning permissions granted contrary to the advice of the EA on flood risk grounds
		Q7b	Avoid further seeking development in location at risk from flooding and mitigate any residual flood risk through appropriate measures including design.	
		Q7c	Increase the quantity and quality of GI in both urban and rural areas of the borough.	
8	Human health: To improve physical and mental health and well-being of people and reduce health inequalities in Rossendale	Q8a	Provide improved access to education, skills and training facilities, health, recreation and leisure facilities, cultural and tourist attractions on food, cycle and public transport.	<ul style="list-style-type: none"> • Life expectancy • Adult participation in sport and active recreation • Amount of new residents within 30 minutes public transport of a GP and a hospital
		Q8b	Promote healthy and active lifestyles through encouraging walking and cycling.	
		Q8c	Encourage people to access and enjoy the natural environment: including amenity green space and outdoor sports provision in Rossendale.	

9	Material assets: To ensure sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates	Q9a	Encourage recycling of waste, reducing the proportion that goes to landfill in the borough.	<ul style="list-style-type: none"> • Number and capacity of waste management facilities • Reuse of recycled materials
		Q9b	Will it minimise and where possible eliminate production of waste?	
10	Housing: Provide a range of affordable, environmentally sound and good quality housing which meet the needs of the community of Rossendale.	Q10a	Provide a mix of good-quality housing, including homes that are suitable for first-time buyers.	<ul style="list-style-type: none"> • Varied housing mix • Percentage of dwellings delivered as affordable housing • Number of extra care homes • Number of people on housing waiting list
		Q10b	Provide supported housing and sheltered housing options in order to meet the needs of an ageing population the borough.	
		Q10c	Coordinate housing provision with investment in employment and community services to ensure that settlements meet the needs of their communities.	
		Q10d	Provide decent, good quality, affordable homes	
11	Employment: Location in the borough: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth.	Q11a	Reduce number of vacant retail properties across the borough.	<ul style="list-style-type: none"> • Amount of floor space developed for employment • Amount of employment land lost to residential development • Number of residents claiming jobseekers allowance • Average household income
		Q11b	Promote employment opportunities that more closely match the skills of local people.	
		Q11c	Reduce dependency on manufacturing industries and promote development that diversifies the economic base.	

		Q11d	Provide support for economic development that reduces out commuting by developing strategic economic infrastructure and identifying sites for development.	
12	Employment: Skills: To improve education, skills and qualifications in the Borough and provide opportunities for lifelong learning.	Q12a	Promote good access to educational and training opportunities for all sectors of the population, particularly amongst deprived communities.	<ul style="list-style-type: none"> • % of Year 11 pupils educated to NVQ levels 2, 3 or 4 • % of the population with no or low qualifications
		Q12b	Improve the number of residents achieving NVQ3 or NVQ4.	
13	Transport: Improve the choice and use of sustainable transport in Rossendale and reduce the need to travel.	Q13a	To improve the provision and quality of bus services and public rights of way in Rossendale to reduce dependence on the private vehicle, especially for journeys to work.	<ul style="list-style-type: none"> • Vehicle ownership • Distance travelled to work • Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, areas of employment and a major retail centre
		Q13b	Develop and maintain safe, efficient and integrated transport networks within Rossendale, with good internal and external links.	
		Q13c	Promote healthy and active lifestyles through encouraging walking and cycling.	

Appendix B: Assessment protocol criteria

SA Objectives with assessment protocol criteria	
1. Landscape: Protect and enhance high quality landscapes and townscapes in the Borough, especially those that contribute to local distinctiveness	
++	Potential to re-use degraded landscape/townscape OR Development maintains AND enhances existing townscape character style
+	Location is not sensitive to development OR Development is in keeping with surrounding development
-	Potential negative impact on an area of in a less prominent location (within area of existing development without conservation value or with screening features) OR Development is not in keeping with local development style
--	Potential negative impact on an area in a prominent location (a site within flat, uniform landform with open views or within existing development of heritage value) OR Development is at odds with existing townscape, particularly if the area has a distinctive style or many listed and historic buildings
2. Cultural Heritage: To protect, enhance and manage historical, cultural and archaeological buildings, sites and settings	
++	Securing appropriate new uses for unused listed buildings, OR Enhancement to a known historic asset(s) OR Protection or enhancement of listed buildings on the Heritage at Risk register
+	Potential to maintain and enhance the setting of historic or heritage assets OR Potential to maintain and enhance historic, or otherwise distinctive, townscapes
-	Potential negative impact on the setting of historic or heritage assets
--	Loss of a listed building OR Damage to historic assets, including Grade I listed buildings, those on the Heritage at Risk register and scheduled monuments
3. Biodiversity: To protect, enhance and manage biodiversity and geodiversity in Rossendale	

++	<p>Potential for a significant net increase in biodiversity by an increase in the size, number or quality of:</p> <ul style="list-style-type: none"> • UK BAP priority species • UK BAP priority habitats • European Protected Species • SSSIs <p>OR</p> <p>The development fulfils all of the following criteria:</p> <ul style="list-style-type: none"> • Allotments are within 200m of the site • A park is within 300m of the site • An area of major natural greenspace is within 2km of the site
+	<p>Development will maintain and increase in biodiversity by increasing the size, number, quality or connectivity of:</p> <ul style="list-style-type: none"> • Ecological networks • Local nature reserves • RIGS <p>AND will contribute positively towards aims in the Rossendale BAP and GAP.</p> <p>OR</p> <p>The development fulfils at least one of the following criteria:</p> <ul style="list-style-type: none"> • Allotments are within 200m of the site • A park is within 300m of the site • An area of major natural greenspace is within 2km of the site
-	<p>Development may decrease biodiversity by fragmenting or reducing:</p> <ul style="list-style-type: none"> • Ecological networks • Local nature reserves • RIGS
--	<p>Development may decrease biodiversity by fragmenting or reducing:</p> <ul style="list-style-type: none"> • UK BAP priority species • UK BAP priority habitats • European Protected Species • SSSIs <p>OR</p> <p>The development fulfils none of the following criteria:</p> <ul style="list-style-type: none"> • Allotments are within 200m of the site • A park is within 300m of the site <p>An area of major natural greenspace is within 2km of the site</p>
<p>4. Water Quality and Flood Risk: To protect, enhance and manage Rossendale's waterways and to sustainably manage water resources</p>	
++	<p>Development in flood zone 1 AND will provide Sustainable Urban Drainage (SUDS) AND improves quality and use efficiency of water bodies</p> <p>OR</p> <p>Development protects and maintains water quality and sustainable usage where this is already good.</p> <p>OR</p> <p>Development provides new green space</p>
+	<p>Development in flood zone 1</p>

	<p>OR</p> <p>Development promotes sustainable water use</p> <p>OR</p> <p>Development protects existing green space</p>
-	<p>Development in flood zone 2</p> <p>OR</p> <p>Nature of development is likely to increase water use, unless appropriate mitigation is in place</p> <p>OR</p> <p>Development site presents a risk of waterway pollution due to proximity (e.g. oil leaks from vehicles)</p> <p>OR</p> <p>Development will lead to the loss of existing green space</p>
--	<p>Development in flood zone 3a or 3b</p> <p>OR</p> <p>Nature of the development presents a risk of waterway pollution (e.g. development will generate chemical waste)</p> <p>OR</p> <p>Development is likely to involve intensive water use</p>
<p>5. Natural Resources (air quality, soil and minerals): To ensure the efficient use of natural resources in Rossendale</p>	
++	<p>Development on previously developed land, Grade 4 or 5 ALC or non-agricultural land</p> <p>OR</p> <p>Development will lead to remediation of contaminated land</p>
+	<p>Development on grade 3b Agricultural Land</p> <p>OR</p> <p>Protection of mineral deposits</p>
-	<p>Loss of grade 2 Agricultural Land</p> <p>OR</p> <p>Loss of Grade 3a Agricultural Land (where the land is Grade 3, mark as uncertain)</p> <p>OR</p> <p>Site is on potentially contaminated land, without plans to investigate or remediate</p> <p>OR</p> <p>Development is near an existing AQMA</p>
--	<p>Loss of Grade 1 Agricultural land.</p> <p>OR</p> <p>Development is likely to result in land contamination or a large increase in air pollution</p> <p>OR</p> <p>Development is within an existing AQMA</p>
<p>6. Climate Change: Mitigation: To minimise the requirement for energy use, promote efficient energy use and increase the use of energy from renewable sources</p>	

++	Development will reduce Rossendale's carbon footprint (including energy and gas consumption) AND has potential for renewable energy provision
+	Development has potential for renewable energy provision OR Development will reduce Rossendale's carbon footprint (including non-renewable energy consumption and greenhouse gas generation).
-	Development has poor potential for renewable energy provision OR Development is likely to increase the overall carbon footprint of Rossendale
--	Development is likely to increase the carbon footprint per resident of Rossendale AND has poor potential for renewable energy provision
7. Climate Change: Adaptation: To promote adaptation to Rossendale's changing climate	
++	Development provides green infrastructure that is accessible to residents OR Development contributes to habitat connectivity (ecological networks) in the borough
+	Development protects existing green infrastructure that is accessible to residents OR Development protects connectivity of existing ecological networks
-	Development has poor access to existing green infrastructure
--	Development removes existing green infrastructure OR Development will fragment existing ecological networks including: <ul style="list-style-type: none"> • Grassland • Moorland and heath • Woodland
8. Human Health: To improve physical and mental health and well-being of people and reduce health inequalities in Rossendale	
++	Provision of the following new and accessible facilities that will help meet the needs of the immediate and wider community: <ul style="list-style-type: none"> • Doctor's surgery or hospital • Community facilities (place of worship, community hall etc.) • Recreation facilities OR Development is likely to increase physical activity, e.g. by encouraging walking/cycling to local services AND provision of recreation facilities
+	Existing health and community facilities, with capacity, are accessible from the site i.e.: <ul style="list-style-type: none"> • GP within 800m • Hospital within 2km • Leisure centre within 1.9km

	<ul style="list-style-type: none"> Public green space within 400m OR Development is likely to increase physical activity, e.g. by encouraging walking/cycling to local services OR provision of recreation facilities
-	The site is located further than the distances stated above (taken from Barton, 2010) but facilities have capacity OR Existing facilities are within the above distances but do not have capacity (where new facilities are not proposed)
--	The site is located further than the distances stated above (taken from Barton, 2010) AND these facilities do not have capacity. OR Development is likely to decrease the average level of physical activity for residents
9. Material Assets: To ensure sustainable management of waste, minimise its production and increase re-use, recycling and recovery rates	
++	Development encourages recycling AND waste minimisation
+	Development encourages recycling OR Development encourages waste minimisation
-	Development will lead to an increase waste production in Rossendale overall OR Development is likely to use materials that cannot be recycled
--	Development will lead to an increase in waste production per resident Or Development is likely to use materials that cannot be recycled AND come from unsustainable sources
10. Housing: To improve access to a range of good quality, affordable and resource efficient housing that meets the needs of the community of Rossendale	
++	Site will contribute to this objective by providing additional homes to the borough.
+	Site will contribute to this objective by providing additional homes to the borough.
-	Development would result in the loss of existing housing or a site that is suitable for housing (10 units or less)
--	Development would result in the loss of existing housing or a site that is suitable for housing (11 units or more).
11. Employment: Location in the Borough: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth	
++	Site will encourage establishment of a broad range of employment sectors, especially non-manufacturing industries

	OR Development will reduce the number of vacant retail properties
+	Site will support a range of desired employment sectors
-	Development would not incorporate employment uses on a site that is suitable OR Development would result in a narrow range of employment opportunities across the Borough
--	Development results in the loss of existing employment or business floorspace
12. Employment: Skills: To improve education, skills and qualifications in the Borough and provide opportunities for lifelong learning	
++	Development will provide additional learning facilities in the area, such as a nursery, school or adult learning centre to serve the local, and wider, community.
+	Existing education facilities, with capacity, are accessible from the site i.e.: <ul style="list-style-type: none"> • Primary school within 800m • Secondary school within 1500m
-	The site is located further than the distances stated above (taken from Barton, 2010) AND are not accessible by public transport OR Facilities are accessible by public transport but do not have capacity
--	The site is located further than the distances stated above (taken from Barton, 2010) AND these facilities do not have capacity.
13. Transport: To improve the choice and use of sustainable transport in Rossendale and reduce the need to travel	
++	Development with a high level of multi-modal accessibility to a range of facilities. This would include a mixed-use scheme that includes provision for walking and cycling or a residential led scheme that includes a high quality bus service OR A mixed use development with a high frequency bus service and barriers to private car use OR Development is within 400m of a bus stop AND with access to a footpath or cycleway
+	Development with a moderate level of multi-modal accessibility to a range of facilities. OR Development discourages the use of private cars by restricting car access and parking where sustainable alternatives are available
-	Development with a low level of accessibility to facilities by walking that is likely to rely on journeys by car OR Development is more than 400m from a bus stop

	<p>OR</p> <p>Development is within 400m of a bus stop but services are low-frequency or irregular</p>
--	<p>Development with a very poor level of accessibility to basic facilities and amenities that is likely to rely on journeys by car.</p> <p>OR</p> <p>Settlement is more than 400m from a bus stop AND the bus service is low-frequency or irregular</p>



© Lepus Consulting Ltd
1 Bath Street Cheltenham GL50 1YE
T: 01242 525222
E: enquiries@lepusconsulting.com
www.lepusconsulting.com
CHELtenham



Lepus Consulting
1 Bath Street
Cheltenham
Gloucestershire GL50 1YE

t: 01242 525222
w: www.lepusconsulting.com
e: enquiries@lepusconsulting.com