

**SCHEDULE OF ACTIONS MATTER 8 (Action 8.7)**

**Site Selection Evidence**

8.7a	Produce clearer site selection evidence which clarifies why there are differences between SHLAA results and final conclusions on sites and provides clearer reasons for the overall conclusions (relating to rejected options).
8.7b	This should include setting out the assessment process for every potential GB site which was assessed for development and how the Council reached the conclusions on suitability and reasons for selection or rejection; within this need to explain why for some small GB site options it was deemed that harm to GB was not outweighed by the need to deliver identified development needs.

**Contents**

1	Introduction.....	2
2	Brief history of the site assessment process.....	3
	Table 1: Evidence base which informed the site selection process .....	3
3	Site selection process for Green Belt sites .....	5
4	Site assessment tables.....	5
	Table 2: Sites assessed as deliverable in SHLAA 2018 and reasons for not allocating .....	6
	Table 3: Sites assessed as “developable” in the SHLAA and reasons for not allocating .....	10
	Table 4: Sites assessed as “Not developable” in the SHLAA 2018 .....	27
	Table 5: Sites which would deliver fewer than 5 dwellings .....	39
	Table 6: Sites partly allocated.....	43
	Table 7: Further SHLAA site assessments undertaken after the Local Plan Hearings .....	46
	Table 8: Sites rejected for housing allocation but allocated as employment sites ....	49
	Appendix 1: Sites with planning permission / Completed sites.....	52
	Appendix 2: Additional Heritage Impact Assessments .....	1

## 1 Introduction

1.1 The site selection process for the emerging Local Plan started in 2016 following the withdrawal of the Local Plan Part 2: Site Allocation and Development Management Policies. A wide range of sites proposed by various stakeholders during call for sites, public consultations or on an on-going basis was assessed,

1.2 These proposed development sites were assessed for potential residential use in the Strategic Housing Land Availability Assessment (SHLAA) and/or for potential employment use in the Employment Land Review (ELR). Furthermore, additional Evidence Base studies were undertaken to assess sites which were most likely to be developed (e.g. Sustainable Appraisal, Landscape Study, Strategic Flood Risk Assessment, Heritage Impact Assessment, Environmental Network Study). In addition, a Green Belt Review was commissioned to assess the Borough's designated Green Belt and to identify whether certain parcels could be released from the Green Belt for development or whether new parcels could be included within the Green Belt.

1.3 Following submission of the Local Plan to the Secretary of State, the Inspectors requested information about the site selection process during the Preliminary Questions. The Council therefore published a site assessment overview for the allocated sites [EL.002e(i) - EL.002e(x)] and for the rejected sites [EL1.002h(i) – EL1.002h(iv)] which are available to view in the Examination Library 1.

1.4 During the Local Plan hearings, the site selection process was discussed within Matter 8 and the Inspectors requested further information, in particular regarding the sites assessed in Stage 2<sup>1</sup> of the SHLAA which were not eventually selected as an allocation in the Local Plan. This note provides clarification on the reasons why sites were not taken forward for housing allocation or included in the housing land supply. It will also attempt to set out why the original SHLAA conclusion on the site i.e. whether it was considered deliverable or developable differs from the final assessment of the site.

1.5 Please note that some of the sites assessed in the SHLAA were subsequently granted planning permission and have either been included in the overall housing land supply or, if they are already complete, have been removed from the supply. These are clearly identified in Appendix 1.

1.6 The SHLAA can be viewed on the Council's website here:  
[https://www.rossendale.gov.uk/downloads/download/10816/strategic\\_housing\\_land\\_availability\\_assessment\\_2018\\_and\\_the\\_ELRL\\_can\\_be\\_viewed\\_here](https://www.rossendale.gov.uk/downloads/download/10816/strategic_housing_land_availability_assessment_2018_and_the_ELRL_can_be_viewed_here);  
[https://www.rossendale.gov.uk/downloads/download/10819/employment\\_land\\_review](https://www.rossendale.gov.uk/downloads/download/10819/employment_land_review).

---

<sup>1</sup> Stage 1 involves a high level assessment identifying sites with major constraints which are not considered to be able to be overcome (e.g. significant flood risk) or which otherwise do not need to be assessed further (e.g. the site is too small to deliver more than 5 dwellings); 64 sites were excluded at the first stage and did not proceed to the more detailed assessment at Stage 2. Further details and a list of these sites can be found Appendices B and C of the SHLAA.

## 2 Brief history of the site assessment process

2.1 The starting point for the site selection process is the SHLAA for the housing allocations and the ELR for the employment allocations<sup>2</sup>. The SHLAA which informed the emerging Local Plan was first published in 2017 (to inform the Regulation 18 draft Local Plan) and subsequently updated in 2018 to inform the Regulation 19 Pre-submission Local Plan. The ELR was undertaken in 2017 with an update for two sites at New Hall Hey, Rawtenstall published in 2019.

2.2 At the same time, various other studies and assessments were produced and, in some cases, the findings from these studies (or subsequent updates) were not available until after the SHLAA or ELR conclusions had been made. Additionally, as the SHLAA methodology adopted a “policy off” approach, particularly in relation to policies restricting development on the basis of location or existing use, other considerations were also not necessarily taken into account in the SHLAA conclusion (even if the information was available). Further detail on why the Council opted for this approach can be found in Appendix B of the SHLAA. The other studies which informed the site selection process are set out in Table 1 below.

**Table 1: Evidence base which informed the site selection process**

Study name	Date	How the study informed the site selection process
Landscape Assessment	2015	This assessed a selection of sites which had been suggested by the Council and developers for potential development and which were considered to have potential landscape sensitivity. The study made recommendations on the suitability of development on landscape grounds.
Economic Viability Assessment	2015 and updated in 2019	This assessed the economic viability of development locations and specific sites within the Borough – this helped to identify the potential market attractiveness of sites which informed the assessment of “achievability” of development
Green Belt Review	2016	This identified parcels (and sub-areas) of land within the Green Belt, assessed these against the five purposes of Green Belt and made an assessment of the potential harm which would be caused if the Green Belt site were to be released or developed. This helped to both identify specific sites and inform which parts of the Green Belt could be proposed for release.
Playing Pitch Strategy	2016	This provided information on potential shortfalls in provision of playing pitches, where they should be protected and recommendations for future investment; this helped in the site selection process to determine whether any pitches could be relocated to free up potential development land.
Strategic Flood Risk Assessment	2016	This assessed the set of potential sites available at the time and set out the sequential risk-based approach to the allocation of land for development and identified whether application of the Exception Test was likely to be necessary and if so, the likelihood of passing the Exception Test. An assessment of flood risk to all sites was provided to assist RBC in its decision making process for sites to take forward as part of the Local Plan.
Strategic Housing Market Assessment	2016 and updated in 2019	Whilst this did not make recommendations on specific sites, the findings from this influenced the proposed housing requirement which had implications for the amount and location of housing land to be identified.
Employment	2017	This assessed the condition and function of a range of existing and

<sup>2</sup> It is to be noted that only one site proposed as an Agro-tourism village, “Kiln Clough Village, Lumb” has been assessed in the SA but not in the SHLAA or ELR. This site is situated within the Green Belt and has not been identified for potential release in the Green Belt Review.

<b>Study name</b>	<b>Date</b>	<b>How the study informed the site selection process</b>
Land Review		potential employment sites and made recommendations of whether these should be retained for employment or would be better suited to other uses; this helped to inform the choice of potential new housing and employment allocations.
Environmental Network Study	2017	This assessed a number of “Greenlands” sites which were considered under pressure for development, advised on their green infrastructure functionality and assisted the Council in determining whether sites met the aims of the environmental network; this helped to inform decisions on whether some of these sites could be proposed for development.
Heritage Impact Assessments	2017 and 2018	This assessed the potential impact on heritage assets (such as listed buildings) for proposed allocations at Reg. 18 and 19 stages; it helped to determine if sites were suitable for development or if the site boundaries/developable areas should be amended.
Sustainability Appraisal	2017, 2018 and 2019	The SA 2017 assessed development site options against environmental, economic and social objectives. This informed the preparation of the Regulation 18 version of the Plan. The preferred options were then assessed in the 2018 version to inform the Regulation 19 version of the Plan.
Habitat Regulations Assessment	2018 and updated in 2019	The HRA was used to predict potential significant effects of proposed sites on protected species and habitats; this helped to inform the selection of broad areas and sites.
Comments from Lancashire County Council Highways	Prior to Reg. 18 and at various stages	LCC provided comments on a range of potential sites over the site selection process in relation to access and highway safety which helped to determine the suitability of sites.
Regulation 18 consultation responses	2018	Comments from residents, statutory consultees, developers, landowners and other bodies were taken into account during final site selection.
Correspondence with landowners etc.	Prior to Reg. 18 and on-going	As well as the Call for Sites process, the Council has carried out additional dialogue with landowners/developers/agents over the availability of land, to establish whether action is being taken to bring sites forward for development and to check that landowners’ intentions for land remain the same. Further information from this may have affected conclusions on availability/achievability.

2.3 As the Planning Practice Guidance (PPG) on the housing and employment land availability assessment process makes clear, the SHLAA and ELR alone do not determine whether a site should be allocated for development. These assessments simply provide information on a range of sites which could meet development requirements but it is for the development plan itself to determine which of those sites are the most suitable to meet these requirements.

2.4 Further information produced after the initial SHLAA and ELR findings may have affected decisions on site selection. This may have highlighted additional constraints which were not previously known about or further information affecting the availability of the site may have emerged, such as confirmation from the landowner about their willingness to develop the land. Additionally, as the Local Plan progressed, more regard was paid to other considerations, such as the proposed Spatial Strategy (i.e. aligning the scale of development with the settlement hierarchy and to rebalance the distribution of sites), by reference to the Sustainability Appraisal and by the desire to minimise the loss of Green Belt and to optimise development of brownfield land. Other policy considerations, such as whether sites were recreation areas, also began to be applied later on in the process. This helps to explain why the final conclusions on whether sites should be allocated may differ from the original SHLAA assessment. The Council will continue to gather evidence on sites and an updated SHLAA will be provided as soon as is practicable.

### 3 Site selection process for Green Belt sites

3.1 As is set out in the note on Action 8.12, the Council considers that there are exceptional circumstances to release land from the Green Belt, in order to accommodate additional development. The results from the Green Belt Review were one of several considerations taken into account when selecting potential Green Belt sites for allocation. A broad approach was adopted which attempted to minimise Green Belt release as far as possible. Furthermore, given the strong protection afforded to Green Belt, a strategic view was taken that, if the land was to be released from the Green Belt, it should provide the maximum amount of development as possible in order to make the release worthwhile.

3.2 Therefore, even if a Green Belt site was recommended for potential release in the Green Belt Study, if it would not provide a significant number of houses it was not deemed appropriate to release the Green Belt. This is particularly the case for those sites which may have involved the loss of a large gross area of Green Belt but, due to various constraints, the net developable area would have only yielded a relatively small amount of housing. Wherever possible, it was also the case for Green Belt sites which were not brownfield or were not well served by public transport (in line with NPPF paragraph 138).

### 4 Site assessment tables

4.1 The following tables provide further information on sites which were assessed at Stage 2 of the SHLAA but were not allocated in the Pre-submission (Regulation 19) version of the Plan. Where applicable, findings from additional studies and other considerations are included, including additional assessments undertaken after the Local Plan hearings. The additional Heritage Impact Assessments can be viewed in Appendix 2. It will then set out a brief summary of why sites were not selected for housing allocations in the Plan.

4.2 For the purposes of this note, in order to make the list more manageable, the sites have been divided into the following categories:

- Table 2: Sites assessed as “deliverable” in the 2018 SHLAA
- Table 3: Sites assessed as “developable” in the 2018 SHLAA
- Table 4: Sites assessed as “not developable” in the 2018 SHLAA
- Table 5: Sites which would deliver fewer than 5 houses<sup>3</sup>
- Table 6: Sites partly allocated
- Table 7: Further site assessments undertaken after the Local Plan hearings
- Table 8: Sites rejected for housing allocation but allocated for employment

4.4 For information, sites which can effectively be excluded from further consideration are set out in an appendix:

- Appendix 1: Sites which now have planning permission or are complete

4.5 The sites assessed for employment use in the ELR which have subsequently not been allocated for employment are shown in document EL1.002h(iv) at: [https://www.rossendale.gov.uk/downloads/file/15215/el1002hiv\\_appendix\\_3\\_-\\_sites\\_assessed\\_in\\_the\\_elr\\_2017\\_not\\_taken\\_forward\\_for\\_allocation](https://www.rossendale.gov.uk/downloads/file/15215/el1002hiv_appendix_3_-_sites_assessed_in_the_elr_2017_not_taken_forward_for_allocation)

*Please note that Green Belt sites are colour coded in green*

---

<sup>3</sup> If any of these sites are otherwise appropriate for development (and could be granted planning permission), their contribution to the housing supply would be taken into account as part of the small sites allowance.

**Table 2: Sites assessed as deliverable in SHLAA 2018 and reasons for not allocating**

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16020	Barlow Bottoms, Whitworth	N/A	N/A	Providing mitigation measures in place, predominantly materials considerations, the site is acceptable.	EMP73	De-allocate for employment and release for residential	SFRA160	Development could be allocated subject to FRA	N/A	N/A	Barlow Bottom (to the east of the River Spodden)	Housing assessment: 1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 2 minor adverse impacts and 4 minor positive impacts  Gypsy and Traveller site assessment: 7 minor adverse impacts and 4 minor positive impacts	Part of HS2.102	The site was proposed to be allocated for Mixed-Use (employment and transit site for Gypsies and Travellers) in the Pre-Submission version of the Local Plan. At the Council Meeting of 11th July 2018, it was resolved "to remove Barlow Bottoms and state "Gypsy and Traveller Transit site relocated to a small discreet piece of land owned by the Borough Council at the far corner of Futures Park". Therefore the proposed allocation was removed from the Plan to align with the Council's decision.
SHLAA16022	Barlow Bottoms (west of the river), Whitworth	N/A	N/A	Unacceptable, too greater impact on the setting of the listed asset.	EMP16	De-allocate for employment and release for residential	Not assessed	N/A	N/A	N/A	Barlow Bottom	Housing assessment: 1 strong positive impact for housing and 1 strong adverse impact for climate change adaptation, 5 minor adverse impacts and 4 minor positive impacts Employment assessment: 1 strong adverse impact for climate change adaptation, 5 minor positive impacts and 4 minor negative impacts Gypsy and Traveller site assessment: 5 minor adverse impacts and 4 minor positive impacts	N/A	Unacceptable heritage impact. Biodiversity impact (Woodland Stepping Stone Habitat)
SHLAA16148	Land Off Rock Bridge Fold, Whitewell Bottom	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA97	Exception Test	N/A	N/A	Land Off Rock Bridge Fold, Whitewell Bottom	1 strong adverse impact regarding water and flooding, 5 minor adverse impacts and 3 minor positive impacts	N/A	The site is at high risk of flooding however a small low risk area was identified in the SHLAA that could deliver approximately 5 dwellings. Due to the advice from the SFRA to continue with the Exception Test and the relative small number of housing the site could deliver, it was decided not to proposed the site for allocation.
SHLAA16153	Land at East Bank, off Burnley Road East, Waterfoot	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA220	Should be allocated on flood risk grounds	N/A	N/A	Land at East Bank, Burnley Road East, Water	6 adverse minor impacts and 4 minor positive impacts	N/A	The site has no significant physical constraints, however it is situated in the countryside outside of Water settlement, a Rural Local Service Centre. Due to the presence of suitable allocations within the settlement itself and to the south of the settlement, it was considered that the cumulative impacts would be too high if this site was also allocated.
SHLAA16158	Land to rear of Boars Head pub, Newchurch	N/A	N/A	Unacceptable, would have substantial harm on the setting of the GII* Church	Not assessed	N/A	SFRA293	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Significant heritage impact

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16174	Land Between Newchurch Road and Bacup Road, Higher Cloughfold	N/A	N/A	Providing the following mitigation measures are adhered to, the site could be acceptable. The boundary of the site shall be reduced, pulling the eastern boundary further so the boundary is in line with Lambton Gates. The dwellings shall be restricted to two storeys and there could be consideration of single storey bungalows, possibly dormer bungalows. The materials should be natural stone for construction, natural roofing slates and timber for doors and windows.	Not assessed	N/A	SFRA77	Development could be allocated subject to FRA	Greenlands site not identified for release	N/A	Land at Cloughfold	2 strong positive impacts for housing and transport, 1 strong adverse impact for climate change adaptation. 4 minor negative impacts and 4 minor positive impacts	HS2.54	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 55 dwellings. During the public consultation, Lancashire County Council stated that access to the site was limited to Dobbin lane which could be suitable for a limited number of houses. Also the Lancashire Badger Group objected to the site allocation mainly due to the presence of badger setts. Furthermore, regarding land stability, a Senior Lecturer at Manchester Metropolitan University stated that the site "would need considerable investigation prior to any building work commencing, in order to full assess the likelihood of slope failure." Following the additional constraints identified during the consultation, the site was not proposed for allocation in the Pre-Submission version of the Plan (Regulation 19).
SHLAA16199	Thirlmere Way, Goodshaw Chapel	N/A	N/A	The site shall be reduced pulling any development away from Goodshaw Lane. Access may be possible off Ullswater way which will further reduce the impact. Development should be kept to the west of the site which will require the yield to be reduced to around 5, possibly 6. The existing development is poor and a new development should make use of natural materials, being of stone and slate. The heights shall be restricted to two storeys and there shall be no use of roof lights. Consideration of the layout will be required to ensure that the development fit in around the existing.	Not assessed	N/A	SFRA70	Development could be allocated subject to FRA	N/A	N/A	Thirlmere Way, Goodshaw Chapel	2 strong positive impacts for natural resources and housing. 4 minor positive impacts and 3 minor adverse impacts	N/A	It is considered that the site offers local informal open space of value to the local community.
SHLAA16222	Land off Lee Brook Road and Collinge Fold Lane, Rawtenstall	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA230	Development could be allocated subject to FRA	N/A	N/A	Lea Brook, Land off Holland Avenue, Rawtenstall	1 strong adverse impact for biodiversity, 5 minor positive impacts and 4 minor negative impacts	N/A	The site was considered 'deliverable' in the SHLAA subject to protection of the woodland as well as TPO trees, and subject to the vehicular access being approved by LCC Highways. LCC did not comment on this site but commented on a nearby site, a proposed Urban Boundary change under the reference UB(Minor)34. LCC Highways would raise no objections in principle to 2-4 houses being erected off Holland Avenue. Since the SHLAA site could yield a higher number of houses, it is considered that the vehicular access might not be appropriate and therefore the site was not proposed for allocation. The SA also identified a strong adverse impact on biodiversity.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16227	Land behind no. 173 to 187 Haslingden Old Road, Rawtenstall	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	Suitable for development with mitigation	Part of site at Oakenhead/Hollin Avenue	1 strong adverse impact for landscape and 1 strong positive impact for housing. 4 minor positive impacts and 2 minor adverse impacts	HS2.66	Lancashire County Council raised an objection due to unsuitable vehicle access
SHLAA16229	Land at Oakenhead Wood, Rawtenstall	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA229	Should be allocated on flood risk grounds	N/A	N/A	Land at Oakenhead Wood	1 strong positive impact for housing, 4 minor adverse impacts and 3 minor positive impacts	HS2.64	Lancashire County Council raised an objection due to unsuitable vehicle access
SHLAA16248	Haslam Farm, north of Duckworth Lane, Rawtenstall	Parcel 21	Potential for release	No predicted heritage impacts (site visit)	H23	Allocate for mixed-use	SFRA130	Development could be allocated subject to FRA	N/A	Area A: Area appropriate for development with appropriate mitigation measures	Part of Haslam Farm	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	HS2.60	The SHLAA considers the site suitable subject to vehicular access approved by LCC Highways and an ecological impact assessment. The site is located within the Green Belt and the estimated yield (21 dwellings) is too small to advocate exceptional circumstances.
SHLAA16265	Bolton Road North, Edenfield	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA147	Development could be allocated subject to FRA	N/A	N/A	Bolton Road North, Edenfield	5 minor adverse impacts and 4 minor positive impacts	N/A	The site has no significant constraints but is considered to have local value as a public amenity space.
SHLAA16288	Land Off Curven Edge, Helmshore	N/A	N/A	Providing mitigation measures are in place and followed the development is acceptable. The development while low in yield needs to be of the highest quality design, looking to traditional form within the area and be constructed of natural stone and slate and have timber windows and doors of a style befitting the area. The development needs to be set away from the church as far as possible and will require a landscaping scheme to further mitigate the possible harm. The dwelling should be restricted to two storey. The properties could be either terraced running a long Curven Edge which would ensure minimal impact and ensure the open space is retained. No more than 5 dwellings to be constructed.	Not assessed	N/A	SFRA61	Require further investigation based on surface water risk	N/A	N/A	Land Off Curven Edge, Helmshore	6 minor adverse impacts and 4 minor positive impacts	HS2.77	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 5 dwellings. During the consultation the Environment Agency reported contamination recorded on the site and a need to undertake appropriate studies. The local community commented that the site was used for recreational purposes and that there was a watercourse running underneath it. Following the additional constraints identified, it was not considered suitable to allocate the site for housing in the Pre-Submission version of the Plan.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16343	Land south of 51 Rising Bridge Road, Rising Bridge	Parcel 07	Retain	New heritage assessment available in Action 8.1: no predicted heritage impact	Not assessed	N/A	SFRA247	Development could be allocated subject to FRA	N/A	N/A	Land south of 51 Rising Bridge Road	2 strong positive impacts for housing and transport. 3 minor positive impacts and 2 minor adverse impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16347	Roundhill Road/Rising Bridge Road, Rising Bridge	Parcel 06	Sub-area identified for potential release	Providing mitigation measures are adhered to the site will be acceptable. Number of dwelling should be reduced to 10. They should look to be terraced to match the existing buildings within the area and be sited towards the road, ensuring they are furthest south of the site. There shall be no development to the north of the site. The dwelling shall be restricted to two storeys and be constructed of natural stone, natural slate and timber windows. The designs will have to be of high standard and quality and the use of standard design will be refused. Detailed landscaping will be required, with focus to the north of the site to increase the natural buffering on the site.	ADD3	Allocate for employment uses	SFRA149	Development could be allocated subject to FRA	N/A	N/A	Part of Hollin Gate Farm, Rising Bridge	<u>Housing assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 3 minor positive impacts <u>Employment assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for employment location. 5 minor adverse impacts and 3 minor positive impacts	EMP2.38	The site was identified as a potential release from the Green Belt in the Green Belt Review. Since the site does not adjoin the Urban Boundary, the release of this land from the Green Belt will create a new isolated settlement or would lead to a larger Green Belt release. None of these two options were considered appropriate, therefore it is not proposed to release the land from Green Belt.
SHLAA16350	Northfield Road, Rising Bridge	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA125	Development could be allocated subject to FRA	N/A	N/A	Northfield Road, Rising Bridge	6 minor adverse impacts and 3 minor positive impacts	N/A	Although the SHLAA assessment stated that the site had no recreational value, after further assessment it is considered to be an amenity space which is likely to be of value to the local community.
SHLAA18426	The Heritage Arcade and no. 23 to 27 Bacup Road, Rawtenstall	N/A	N/A	Acceptable with the retention and reuse of the cinema building. Unacceptable with the consideration of the loss of the building. (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	The Heritage Arcade, Rawtenstall	5 minor adverse impacts and 5 minor positive impacts	N/A	Retail use would be more appropriate as within Rawtenstall Town Centre.
SHLAA18431	Land west of Holcombe Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land west of Holcombe Road	2 strong adverse impacts on landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impact and 2 minor negative impacts	N/A	The SHLAA concluded that "the site is considered suitable for residential development subject to a landscape assessment" and a consultation with the Coal Authority as it is situated within a high risk development area. Since the land situated to the east of the site is proposed for a large housing allocation, it was considered that there would be a negative cumulative impact on the local area. The site was therefore not proposed for allocation.

**Table 3: Sites assessed as “developable” in the SHLAA and reasons for not allocating**

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16001	Site of Horsefield Avenue, Tonacliffe	Parcel 75	Retain	No predicted heritage impact	Not assessed	N/A	SFRA188	Development could be allocated subject to FRA	N/A	N/A	Site off Horsefield Avenue, Tonacliffe	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	HS2.109	Green Belt parcel not recommended for release in Green Belt Review. Biodiversity impact.
SHLAA16002	Land to the east of Tonacliffe School, Tonacliffe	Parcel 75	Retain	No predicted heritage impact	Not assessed	N/A	SFRA189	Development could be allocated subject to FRA	N/A	N/A	Part of Land to the east of Tonacliffe School	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	HS2.106	Green Belt parcel not recommended for release in Green Belt Review. Biodiversity impact.
SHLAA16003	Land south of Bar Terrace, Whitworth	Parcel 75	Retain	Not assessed	Not assessed	N/A	SFRA190	Development could be allocated subject to FRA	N/A	N/A	Part of Land to the east of Tonacliffe School	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and four minor positive impacts	N/A	Green Belt parcel not recommended for release in Green Belt Review.
SHLAA16011	Cockhall Lane, Whitworth	Parcel 72	Retain	Not assessed	Not assessed	N/A	SFRA191	Consider site layout and design	N/A	N/A	Part of Land to the north of Whitworth High School	1 strong adverse impact for water and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not recommended for release in Green Belt Review.
SHLAA16012	Land to the north of Whitworth High School	Parcel 72	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of Land to the north of Whitworth High School	1 strong adverse impact for water and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not recommended for release in GB Review.
SHLAA16017	Land to the east of Long Acres Drive, Whitworth	Non Green-Belt parcel 81	Suitable for inclusion in Green belt	Not assessed	Not assessed	N/A	SFRA192	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Land to the east of Long Acres Drive	1 strong positive impacts for housing and human health (proximity to doctor's surgery), 5 minor adverse impacts and three minor positive impacts	N/A	There are significant access constraints. The site is suitable for inclusion in the Green Belt according to the Green Belt Review. Therefore the site is proposed to be designated as Green Belt in the Pre-Submission version of the Plan (reference GB(Major)6).
SHLAA16026 New assessment of extended site SHLAA19026 available in Action 8.6	Land south of Quarry Street, Shawforth	Parcel 65 and Sub-area of Parcel 62	Potential for release	No predicted heritage impact	Not assessed	N/A	SFRA194	Development could be allocated subject to FRA	N/A	N/A	Land south of Quarry Street, Shawforth	1 strong adverse impact regarding water an flooding, 6 minor adverse impacts and 3 minor positive impacts	HS2.104	Based on a new assessment of the site (SHLAA19026) including further land identified as potential Green Belt release in the study, the site is no longer considered developable. This is due to physical constraints such as the topography and flood risk as well as the presence of a local amenity space which significantly reduce the area available for development.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16028	Land north of Knott Hill (west of Winterbutt Lee), Shawforth	Parcel 63	Retain	Not assessed	Not assessed	N/A	SFRA196	Consider site layout and design	N/A	N/A	Land north of Knott Hill	1 strong adverse impact for water and 1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	The SHLAA reported that the site is in multiple ownership and the intentions of the landowners are unknown. Also, the vehicular access would require improvement and further assessment is needed regarding land contamination. The Green Belt parcel is not proposed for release in the Green Belt Review.
SHLAA16029	Knowsley Crescent (WH2), Shawforth	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Knowsley Crescent, Shawforth	6 minor adverse impacts and 4 minor positive impacts	N/A	Amenity space (local play area)
SHLAA16030	Playing field north of Knowsley Crescent, Shawforth	Parcel 62	Not part of the sub-area identified for potential release	Not assessed	Not assessed	N/A	SFRA197	Development could be allocated subject to FRA	N/A	N/A	Playing field north of Knowsley Crescent	1 strong adverse impact for human health, 1 strong positive impact for housing, 4 minor adverse impacts, 3 minor positive impacts	N/A	Green Belt sub-area not recommended for release in Green Belt Review.
SHLAA16032	Land at Tough Gate, Britannia	Parcel 56	Retain	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA199	Should be allocated on flood risk grounds	N/A	N/A	Land at Tough Gate, Britannia	6 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not identified for release in the Green Belt Review.
SHLAA16034	Land to the back of Britannia School and to the north of Warren Drive, Britannia	Parcel 56	Retain	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA201	Development could be allocated subject to FRA	N/A	N/A	Land to the back of Britannia School and to the north of Warren Drive, Britannia	7 minor adverse impacts and 4 positive impacts	N/A	Green Belt parcel not identified for release in the Green Belt Review.
SHLAA16041	Land around Sheephouse Reservoir, Britannia	N/A	N/A	Not assessed	Not assessed	N/A	SFRA202	Development could be allocated subject to FRA	N/A	N/A	Land around Sheephouses Reservoir	1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	The SHLAA reported that the site has a pronounced slope gradient and is partly within the Moorland Fringe Landscape Character Type which is sensitive to development. Also, due to the presence of proposed housing allocations to the south and north of the site, the cumulative impact of development was considered to be overbearing for the local area.
SHLAA16044	Land at Douglas Road Fieldfare Way, Bacup	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA158	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Land at Douglas Road / Fieldfare Way	2 strong positive impacts on natural resources and housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Unilateral agreement for the maintenance of the site as open space.
SHLAA16046	Tong farm B, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area B: Not suitable for development on landscape grounds	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	The Landscape Study concluded that the site is not suitable for development on landscape grounds.
SHLAA16048	Land east of Warcock Lane, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	SFRA203	Development could be allocated	N/A	N/A	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse	N/A	The SHLAA reported that the intentions of the landowners are unknown. Also, the site is

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
								subject to FRA				impacts and 3 minor positive impacts		in the vicinity of Listed Buildings and partly within the Moorland Fringe Landscape Character Type which is sensitive to development. Furthermore, the site is within the high risk development area of the Coal Authority. Based on the constraints identified, the site was not considered suitable for allocation.
SHLAA16049	Tong Farm, Bacup	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA23	Development could be allocated subject to FRA	N/A	N/A	Part of Tong Farm	4 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Due to the constraints identified in the SHLAA (e.g. site within the sensitive Moorland Fringe Landscape Character Type and the Coal Authority high risk development area) and due to the location of the site within the countryside but not adjoining the urban boundary, it was not considered suitable for allocation.
SHLAA16050	Land off Coal Pit Lane, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	SFRA204	Development could be allocated subject to FRA	N/A	N/A	Land off Coal Pitt Lane	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing, 7 minor adverse impacts and 2 minor positive effects	N/A	The SHLAA stated that there is an unwilling landowner and the intentions of the remaining landowners are unknown. The site is also within the Coal Authority high risk development area.
SHLAA16072	Lower Old Clough Farm, Weir	N/A	N/A	Not assessed	Not assessed	N/A	SFRA207	Development could be allocated subject to FRA	N/A	N/A	Lower Old Clough Farm	1 strong positive impact for housing, 9 minor adverse impacts and 1 minor positive effect	N/A	The SHLAA stated that the intentions of the landowners are unknown. Also, the site is isolated from local services and situated within the Enclosed Uplands Landscape Character Type which is sensitive to development. There is also an overhead electricity line passing through the site.
SHLAA16074	Land To The Rear Of Highfield, Bacup	N/A	N/A	No predicted heritage impact (site visit)	Not assessed	N/A	SFRA34	Should be allocated on flood risk grounds	N/A	N/A	Land adj Maden Recreation Ground	1 strong adverse impact on landscape, 1 strong positive impact on housing, 4 minor adverse impacts and 3 minor positive effects	N/A	The SHLAA concluded that the site could be suitable provided that vehicular access issues are adequately addressed. A planning application for 4 dwellings (reference 2017/0629) was refused in February 2018 on the basis that the site is in an unsustainable location (reliance on the car to access services), the development would encroach into the countryside and there are highways safety concerns (objection from the Highways Department). Therefore, the site was not proposed for allocation.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16096	Land At Moss Farm, Stacksteads	N/A	N/A	No predicted heritage impact	H69	Do not allocate for employment	SFRA111	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Part of Land at Moss Farm	4 strong adverse impacts for landscape, water, climate change adaptation and transport	N/A	The SA highlights four strong adverse impacts to develop this site for housing. The SHLAA noted vehicular access and topography issues. Also, not all the landowners are willing to develop the site.
SHLAA16108	Land off Rakehead Lane, Stacksteads	N/A	N/A	Acceptable with mitigation (Appendix 2)	Not assessed	N/A	SFRA213	Development could be allocated subject to FRA	N/A	N/A	Land off Rakehead Lane, Stacksteads	7 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA stated that the intentions of the landowner are unknown. There is also a steep gradient and the site is located in the vicinity of Listed Buildings. The SA identified a large number of negative impacts.
SHLAA16114	Hugh Mill, Cowpe	Parcel 55	Retain	Not assessed	Not assessed	N/A	SFRA221	Development could be allocated subject to FRA	N/A	N/A	Hugh Mill	1 strong positive impact for housing, 4 minor adverse impacts, 4 minor positive impacts	N/A	Green Belt parcel not identified for release in the Green Belt Review.
SHLAA16132	Park Road Garage Site, Waterfoot	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA115	Development could be allocated subject to FRA	N/A	N/A	Park Road Garage Site	2 strong positive impacts for natural resources and housing. 4 minor positive impacts and 3 minor adverse impacts	HS2.91	The SHLAA stated that the site could be suitable for development subject to a careful layout to avoid the culvert and subject to the improvement of access and drainage. During the Regulation 18 consultation, residents reported that the garage colony is in active use, and contribute to the reduction of parking issues on Park Road. The site was not brought forward for allocation in the Publication version of the Plan.
SHLAA16142	Mount Zion Baptist & 240 Edgeside Lane, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA78	Development could be allocated subject to FRA	N/A	N/A	Mount Zion Baptist & 240 Edgeside Lane	1 strong positive impact for housing, 4 minor negative impacts and 3 minor positive impacts	N/A	The SHLAA reported a strong gradient along Edge Side Lane and the need to improve vehicular access to the site. Due to the land engineering works needed to mitigate the gradient and the likely overbearing effect of a new development on existing properties, the site was not considered suitable for allocation in the Plan.
SHLAA16154	Vacant Haulage Yard, Burnley Road East, Water	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA218	Development could be allocated subject to FRA	N/A	N/A	Vacant Haulage Yard, Burnley Road East, Water	7 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA stated that the site has poor access to local services and is at risk of flooding in some parts. The SHLAA also reported the likely presence of land contamination. A planning application for 8 dwellings was refused in January 2017 as the development would be unsustainable and "unacceptable with regard to visual amenity, countryside impact, highway and pedestrian safety". Therefore the site was not proposed for

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
														allocation.
SHLAA16155	Land by St Peter's School, Newchurch	N/A	N/A	Acceptable as long as the following mitigating measures are adhered to. The site boundary needs to be reduced, pulling it in from the east away from Heightside House. The western boundary should be in line with the track leading up from St Peter's Road. The layout should ensure that the dwellings' size, massing and spacing are adequate to ensure they retain the openness on the site. As this is a more rural aspect the dwelling should be constructed from natural stone, natural roofing slates and timber windows. Standard housing design will not be accepted consideration should be taken from the local vernacular. The dwelling shall be restricted to two stories this especially the case with the topography of the land. A detailed landscaping plan will also be required, looking to create a natural buffer to the rear and sides of the boundary of the site. This will help to mitigate against the impact on the rural countryside looking from and into.	Not assessed	N/A	SFRA222	Should be allocated on flood risk grounds	N/A	N/A	Heightside House, north of St Peter's School	5 minor positive impacts and 4 minor adverse impacts	Partly allocated as HS2.86	The site adjoins a Listed Building and the Heritage Impact Assessment recommended to pull the western boundary of the site in line with the track leading up from St Peter's Road. However, the proposed allocation was situated on the brownfield site currently used as a storage / scrap yard to the west of the track. The SHLAA also highlighted a potential negative impact on the landscape due to its prominent location. During the Regulation 18 consultation concerns were raised in regards to road safety by the resident mainly due to the traffic generated by the adjoining Primary School. Due to the constraints identified, the site was not proposed for allocation in the Publication version of the Plan.
SHLAA16160	North Of Staghills Road, Newchurch	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA106	Development could be allocated subject to FRA	N/A	N/A	North of Staghills Road	2 strong positive impacts for natural resources and housing, 1 strong adverse impact for climate change adaptation, 4 minor positive impacts and 3 minor adverse impacts	N/A	The SHLAA concluded that the site could be suitable subject to the vehicular access being improved and the playground area being maintained. Due to the fact that the site comprises a public open space and play area likely to be of value to the local community, the site was not proposed for a housing allocation.
SHLAA16163	Crabtree Hurst, Waterfoot	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA88	Development could be allocated subject to FRA	N/A	N/A	Crabtree Hurst, Waterfoot	6 minor adverse impacts and 4 minor positive impacts	N/A	The SHLAA stated that the site has a pronounced slope gradient and that vehicular access is a major issue. The SHLAA concluded that the site is not currently suitable but could become developable in the future if the constraints are overcome. The site was not considered appropriate for housing

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
														allocation in the Local Plan.
SHLAA16164	Land behind Myrtle Grove Mill, Waterfoot	N/A	N/A	No predicted heritage impact, but a noted impact on SSSI and Biological heritage site.	Not assessed	N/A	SFRA226	Development could be allocated subject to FRA	N/A	N/A	Former Leprosy Hospital, Waterfoot	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing. 4 minor adverse impacts and 4 minor positive effects	HS2.84	The intentions of the landowner are unknown. The SHLAA stated that the site is steep and there are vehicular access issues to the site (e.g. access via single lanes) The site was not considered appropriate for housing allocation in the Local Plan.
SHLAA16180	Land to rear of Waingate, Springside, Rawtenstall	N/A	N/A	Providing the following mitigation measures are closely adhered to then the site would be acceptable. The boundary of the site needs to be reduced pulling in the eastern boundary towards Marl Pitts. The yield will therefore be reduced which will also help to mitigate against the heritage impact. Development should be limited to the west of the site. The dwelling should seek to represent the local area in design and take example from the local vernacular. They shall be restricted to two storeys. The materials palette shall be limited, with no use or render, use of natural stone for construction, natural stone or slate roof tiles and doors and windows to be of timber construction. Use of standard design for the dwellings fixtures and fitting will not be acceptable.	Not assessed	N/A	SFRA06	Development could be allocated subject to FRA	N/A	Area A: Suitable for development with mitigation	Waingate	1 strong positive for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Waingate Manor is listed. Access is a significant constraint as Highway Authority unwilling to accept an access via Marl Pitts
SHLAA16181	Land off Waingate Lane, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA270	Development could be allocated subject to FRA	N/A	Area C: Not suitable for development on landscape grounds	Part of land to the east of Alder Grange School	2 strong adverse impacts on landscape and climate change mitigation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor vehicular access via a narrow track. No bus service within 400m. Adjoins listed building. Potential high landscape impacts.
SHLAA16184	Land south of Hollin Lane, Rawtenstall	N/A	N/A	Providing mitigation measures followed above, H6 site is acceptable. A detailed scheme of landscaping is required, with particular focus on the East and North Boundary. The landscaping should include a good amount of tree planting to ensure a natural buffer to the site. The dwelling should be constructed from natural	Not assessed	N/A	SFRA14	Development could be allocated subject to FRA	N/A	N/A	Land at Hollin Lane	1 strong adverse impact for transport, 1 strong positive impact for housing, 4 minor negative impacts and 3 positive impacts	HS2.44	The SHLAA stated that there is a vehicular access issue via Hollin Lane which is a narrow single lane with no possibility of widening. The Highways Department did not comment on that site during the Regulation 18 consultation. The Council considered appropriate not to allocate the site for housing allocation in the Plan. However, at the

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
				stone, natural stone or slate roofing tiles and timber for doors and windows. No use of UPVC or other artificial materials.										Regulation 19 consultation, the planning agent (Emery Planning) provided a pre-application advice letter from LCC Highways Department regarding the erection of 9 dwellings at the site. LCC concluded that it "would not raise objection to the proposal subject to Hollin Lane improvement and widening works being designed to provide a safe and suitable access in accordance with Manual for Street to accommodate the development traffic and the existing farm traffic and pedestrian movements."
SHLAA16192	Land To Rear Of Lyndale Scout Hut, Crawshawbooth	N/A	N/A	No predicted heritage impacts (site visit)	Not assessed	N/A	SFRA102	Should be allocated on flood risk grounds	N/A	N/A	Land to rear of Lyndale Scout	2 strong positive impacts for natural resources and housing, 3 minor adverse impacts and 2 minor positive impacts	N/A	The SHLAA stated that the intentions of the landowners are unknown, therefore it was not considered appropriate to allocate the site in the Plan.
SHLAA16194	Land north of Adelaide Street, Crawshawbooth	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA231	Consider site layout and design	Greenlands site not identified for release	N/A	Land north of Adelaide Street, Crawshawbooth	1 strong adverse impact for water and flooding, 8 minor adverse impacts and 3 minor positive impacts	N/A	Greenlands site not identified for release
SHLAA16196	Land east of Goodshaw Lane, Crawshawbooth	N/A	N/A	Acceptable so long as the site is reduced and mitigation adhered to. The site needs to be pulled back further south and no development to take place in the north of the site, nothing north of Hawthorn farm. Development to the north of the site would be detrimental to the setting of the Gil* Chapel, Gil Church and would be refused. The yield will be reduced to accommodate the smaller site to around 5 dwellings. The development should take example from the dwellings in the immediate area. Dwellings should be restricted to two storeys and be constructed from natural stone, natural slate and use of timber for doors and windows. The design needs to be bespoke and take keys from the local vernacular.	Not assessed	N/A	SFRA234	Development could be allocated subject to FRA	N/A	N/A	Land east of Goodshaw Lane	1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA identified potential impact on the historic environment, however the Heritage Impact Assessment considers development could be acceptable subject to mitigations. The SHLAA also highlighted access issues, as well as potential landscape impact and legacy coal mining risk. The SHLAA considered the site could be developable subject to overcoming the constraints and approval by LCC Highways Department. However, due to the constraints identified and the presence of 2 housing site allocation proposals in the vicinity (situated in the urban area), it was not considered appropriate to allocate this countryside site.
SHLAA16202	Land (A) Adjacent Swinshaw Cottages, Goodshaw	N/A	N/A	Not assessed	Not assessed	N/A	SFRA66	Development could be allocated subject to FRA	N/A	N/A	Part of field adjacent Goodshaw Lane/Gibhill Lane	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor	N/A	The SHLAA stated that the site is not in a sustainable location as future residents will be likely to rely on the use of private cars.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
												positive impacts		
SHLAA16208	Northern corner of Goodshaw Lane, Loveclough	N/A	N/A	Not assessed	Not assessed	N/A	SFRA241	Development could be allocated subject to FRA	N/A	N/A	Small part of Swinshaw Hall	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 4 minor positive impacts	N/A	Intentions of the landowners unknown. Ecological importance as identified as Grassland Stepping Stone Habitat.
SHLAA16211	Land north of Commercial Street, Loveclough	N/A	N/A	Not assessed	Not assessed	N/A	SFRA239	Development could be allocated subject to FRA	N/A	N/A	Part of land north of Commercial Street	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	The SHLAA stated the site could be developable. However, despite being in the Settled Valley Landscape Character Type the development of the site is likely to have a negative impact on the landscape due to the obstruction of long distance views from Burnley Road.
SHLAA16215	Land opposite 1019 Burnley Road, Rawtenstall	N/A	N/A	New Heritage Impact available available in Action 8.1: No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	Not suitable for development on landscape grounds	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	The Landscape Study concluded that the site is not suitable for development on landscape grounds.
SHLAA16216	Land off Burnley Road, Loveclough	N/A	N/A	Not assessed	Not assessed	N/A	SFRA236	Development could be allocated subject to FRA	N/A	N/A	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Although no landscape assessment was undertaken, the location of this site to the south of the site SHLAA16215 is likely to result in similar landscape issues.
SHLAA16217	Land north of Goodshaw Fold Road (rear of Silver Street), Loveclough	N/A	N/A	Not assessed	Not assessed	N/A	SFRA85	Development could be allocated subject to FRA	N/A	N/A	Part of land adjacent Recreation Ground 81	1 strong adverse impact on climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA stated that development of the site is likely to result in the loss of open views into the moors. The site also adjoins Goodshawfold Conservation Area and there is a gentle slope gradient becoming steeper within the western part. Due to the constraints identified, this countryside site was not proposed for allocation.
SHLAA16221	Laund Bank Barn 2, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA84	Consider site layout and design	N/A	N/A	Laund Bank Barn 2	2 strong adverse impacts on water and climate change mitigation, 1 strong positive impact for housing. 4 minor adverse impacts and 3 positive impacts	N/A	Site partly in a Biological Heritage Site. A quarter of the site is within the Coal Authority high risk development area.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16245	Lomas Lane, Balladen, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA108	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Lomas Lane	1 strong adverse impact for transport, 1 strong positive impact for housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of the landowners unknown. No access to public transport within 400m.
SHLAA16249	Haslam farm, south of Duckworth Lane, Rawtenstall	Parcel 25	Retain	New Heritage Assessment in Action 8.1: No Predicted heritage impact.	Not assessed	N/A	SFRA303	Development could be allocated subject to FRA	N/A	Area B: Area suitable for development with appropriate mitigation measures and part of Area C: Area not suitable for development	Part of Haslam Farm	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16250	Woodtop Garage, Townsendfold, Rawtenstall	N/A	N/A	Acceptable due to low visibility between site and assets.	H21	Allocate for B-class employment purposes	SFRA05	Should be allocated on flood risk grounds	N/A	N/A	Woodtop Garage	1 strong adverse impact on climate change adaptation, 1 strong positive impact for housing, 5 minor positive impacts, 3 minor negative impacts	N/A	Intentions of landowners unknown. Woodland Stepping Stone areas on 2/3 of site.
SHLAA16255	Land to the west of Moorlands View, Edenfield	Parcel 34	Retain	The site could be acceptable so long the following mitigation measures are adhered to. The site boundary and yield would need to be significantly reduced, pulling it in from the north and south. The yield would need to halve. Any development on the site would need to be of the highest standard, taking note of the local vernacular and architecture. The materials to be used should be of natural stone, natural english or welsh roofing tiles and doors and window constructed from time. The existing mature trees on the site should be retained and added to. A detailed landscaping scheme would also be required to provide further mitigation against the visual impact.	EMP76	Do not allocate for employment	SFRA185	Development could be allocated subject to FRA	N/A	Part of Area B: not suitable for development on landscape grounds and Area C: suitable for development	Land to the west of Moorland View	1 strong positive effect for housing, 3 minor adverse impacts and 3 minor positive impacts	Part of HS2.71	Green Belt parcel not recommended for release in the Green Belt Review. During the Regulation 18 consultation, Highways England raised a concern regarding potential land instability issues.
SHLAA16258	Burnley Road Site, Edenfield	Parcel 38	Retain	New Heritage Assessment available in Action 8.1: Could be acceptable, so long as the boundary of plots is reduced.	EMP75	Do not allocate for employment	Not assessed	N/A	N/A	Area not suitable for development	Land on Burnley Road	1 strong positive impact for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review. Surface water flood risk. TPO on part of the site.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16260	Area of search to the east of Edenfield	Parcel 37, 40 and 41	Retain	Not assessed	EMP75	Do not allocate for employment	SFRA186	Development could be allocated subject to FRA	N/A	N/A	Area of Search to the east of Edenfield	1 strong adverse impact for landscape and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Woodland Stepping Stone and various ecological corridors, Green Belt Parcels 37, 40 & 41 not recommended for release in the Green Belt Review.
SHLAA16266	Gincroft Farm, Edenfield	Parcel 40	Retain	Not assessed	EMP74	Do not allocate for employment	SFRA187	Development could be allocated subject to FRA	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16267	Plunge Farm, Edenfield	Parcel 40 and 47	Retain	Not assessed	EMP74	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16268	Land to the south east of Edenfield	Parcel 47	Retain	New Heritage Assessment in Action 8.1: no predicted heritage impact.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land to the south east of Edenfield	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16269	Acre Meadow, Edenfield	Parcel 49	Retain	Not assessed	EMP80	Do not allocate for B-Class employment	SFRA181	Consider site layout and design	N/A	Area A: Suitable for development with mitigation and Area D: Not suitable on landscape grounds	Acre Meadow	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review. Landscape study concludes that Area D is not suitable on landscape grounds and suggests to create a Local Nature Reserve on the site.
SHLAA16272	Land south of Chatterton Old Lane, Stubbins	Parcel 46	Retain	Considered to be unacceptable causing substantial harm to the Conservation Area. Given the topography and landscape of the land there would be no scheme which would sufficiently mitigate against any such development.(Appendix 2)	EMP81	Do not allocate for employment	SFRA179	Consider site layout and design	N/A	N/A	Land south of Chatterton Old Lane, Stubbins	10 minor negative impact and 3 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review. Unacceptable heritage impact.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16275	Land adjacent to Hardsough Lane, Edenfield	Parcel 45	Retain	Not assessed	EMP28	Allocate for B-class employment use	SFRA143	Development could be allocated subject to FRA	N/A	N/A	Part of caravan storage site by A56	2 strong adverse impacts for biodiversity and climate change adaptation, 2 strong positive impacts for natural resources and housing, 3 minor positive impacts and 2 minor negative impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16280	Land at Holme Lane, Haslingden	Parcel 20	Retain	No predicted heritage impact	Not assessed	N/A	SFRA256	Should be allocated on flood risk grounds	N/A	N/A	Land at Holme Lane, Haslingden	5 minor positive impacts and 4 minor negative impacts	HS2.39	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16281	Land east of Tor View School, Haslingden	Parcel 23	Retain	Not assessed	Not assessed	N/A	SFRA255	Development could be allocated subject to FRA	N/A	Area B: Suitable for development with mitigation and Area C: Not suitable for development on landscape grounds	Clod Lane (North)	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 5 minor negative impacts and 2 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16282	Clod Lane, Haslingden	Parcel 23	Retain	Not assessed	Not assessed	N/A	SFRA283	Should be allocated on flood risk grounds	N/A	Area A: Site suitable for development with mitigation	Not assessed	N/A	N/A	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16285	Rossendale Golf Club, Haslingden	Parcel 27	Retain	No predicted heritage impacts (site visit)	Not assessed	N/A	Not assessed	N/A	N/A	Suitable for development with mitigation	Part of the large site: Rossendale Golf Club	1 strong adverse impact for landscape and 1 strong positive impact for housing, 3 minor positive impacts and 2 minor negative impacts	HS2.79	Green Belt parcel not recommended for release in the Green Belt Review.
SHLAA16295	Land west of Park Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	SFRA169	Consider site layout and design	N/A	N/A	Part of large site: Land north of Musbury Road	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Relatively isolated
SHLAA16306	The Orchard, Land off Helmshore Road, Helmshore	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA15	Development could be allocated subject to FRA	Greenlands site not identified for release	N/A	The Orchard, Land off Helmshore Road	4 minor adverse impacts and 5 minor positive impacts	N/A	Community open space. Greenlands site not identified for release.
SHLAA16307	Land to rear of Helmshore Road, Helmshroft	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA51	Should be allocated on flood risk grounds	N/A	N/A	Land to the rear of Helmshore Road	4 minor adverse impacts and 5 minor positive impacts	N/A	Small holdings / allotments of community value.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16310	Pike Law Quarry, Haslingden	Parcel 15	Retain	Providing mitigation measures are in place the site is acceptable. The site should be developed at the furthest side of the site away from the listed building. The highest standard of design will be required, ensuring that the design is sympathetic to the surrounding area. They should be restricted to two storey dwellings. While there is modern development to the surrounding area, the houses should use natural stone and slate taking stock of the local vernacular style. The colour of stone and slate should be considered and the quality of materials is also vital. As the area has a mature section of woodland this should be retained to as a natural buffer and the trees should be protected by a TPO to ensure their retention. The site is highly prominent on a hillside and further landscaping and planting will be required on all elevations of the site.	Not assessed	N/A	SFRA257	Development could be allocated subject to FRA	N/A	N/A	Land off Hill Rise	1 strong negative impact for biodiversity and 1 strong positive impact for housing. 4 minor adverse impacts and 4 minor positive impacts	N/A	Key role in separating Haslingden and Rawtenstall in Green Belt: not proposed for release in the Green Belt Review.
SHLAA16311	Bentgate, Rawtenstall	Parcel 16	Retain	Not assessed	EMP25	Allocate for B-Class employment use	Not assessed	N/A	N/A	N/A	Part of land between A680 and A682 (E)	Assessed for employment: one strong negative impact for climate change adaptation, 1 strong positive impact for employment location, 4 minor adverse impacts and 3 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review
SHLAA16312	Lockgate Barn, Haslingden Road, Rawtenstall	Parcel 16	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not recommended for release in the Green Belt Review
SHLAA16313	Langwood, Haslingden Road, Rawtenstall	Parcel 16	Retain	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA174	Development could be allocated subject to FRA	N/A	N/A	Langwood, Haslingden	5 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review
SHLAA16314	Site between the Lodge, Haslingden Road and Tesco roundabout, Rawtenstall	Parcel 16	Retain	Not assessed	ADD2	Allocate for employment	Not assessed	N/A	N/A	N/A	Part of land between A680 and A682 (E)	Assessed for employment: one strong negative impact for climate change adaptation, 1 strong positive impact for employment location, 4 minor adverse impacts and	N/A	Green Belt parcel not recommended for release in the Green Belt Review

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
												3 minor positive impacts		
SHLAA16316	Belmont Farm, Haslingden Old Road, Rawtenstall	Parcel 11	Retain	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA276	Should be allocated on flood risk grounds	N/A	N/A	Belmont Farm, Haslingden Old Road	5 minor adverse impacts and 5 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review
SHLAA16318	Kirkhill Rise (C), Land behind Hospital site, Rawtenstall	Parcel 14	Retain	No predicted heritage impact	Not assessed	N/A	SFRA168	Development could be allocated subject to FRA	N/A	Area E: suitable for development with mitigation	Kirk Hill Rise (C)	1 strong adverse impact for climate change adaptation and 1 strong positive for housing. 6 minor adverse impacts and 2 minor positive impacts	N/A	Green Belt parcel not recommended for release in the Green Belt Review
SHLAA16320	Pike Law, Haslingden Old Road, Haslingden	Parcel 13	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area D: not suitable for development on landscape grounds	Kirk Hill Rise (B)	2 strong adverse impact for landscape and climate change adaptation. 6 minor negative impacts and 2 minor positive impacts	N/A	Key role in separating Haslingden and Rawtenstall in Green Belt. Green Belt parcel not recommended for release in GB Review.
SHLAA16331	Land west of Fern Terrace, Haslingden	N/A	N/A	Potential to be acceptable so long as the following mitigation is adhered to. The site will sit just outside the boundary of the Conservation Area and does form one of the key views out of the area down Peel Street. The dwelling should be terraced and is found in the immediate area and the design should look to the local vernacular. The dwelling should be sited a long Shore St, ensuring that there is no development other than along the road. The steep slope on the site should act as form of buffering. The houses will be restricted to two storeys again following the design of the traditional terrace. They shall be constructed from natural stone find a match to what is existing, the roofs finished in natural english or welsh slate and shall use timber for windows and doors.	H35	Should be released for employment	Not assessed	N/A	N/A	N/A	Land to the rear of Fern Terrace	2 strong positive impacts for natural resources and housing, 4 minor positive impacts and 2 minor adverse impacts	N/A	Community open space. Significant slope.
SHLAA16336	Land At South Side of Hud Rake, Haslingden	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	SFRA47	Should be allocated on flood risk grounds	N/A	N/A	Land at South Side of Hud Rake	5 minor adverse impacts and 4 minor positive impacts	N/A	Unknown ownership. Site is fairly steep and access would require improvements.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16349	Hollin Gate Farm, Rising Bridge	Parcel 06	Not part of the sub-area identified for potential release	Not assessed	ADD3	Allocate for employment uses	SFRA245	Development could be allocated subject to FRA	N/A	N/A	Part of Hollin Gate Farm, Rising Bridge	<u>Housing assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 5 minor adverse impacts and 3 minor positive impacts <u>Employment assessment:</u> 1 strong adverse impact for climate change adaptation and 1 strong positive impact for employment location. 5 minor adverse impacts and 3 minor positive impacts	EMP2.38	The site was proposed for employment allocation in the draft Local Plan. LCC commented at Regulation 18 that the proposed access "raises concerns due to the proximity to the A56 roundabout and the potential for queuing across the roundabout junction subsequently affecting the highway safety on the strategic highway network of the A56". The area is also not identified for release in the Green Belt Review.
SHLAA16375	Height Barn Lane, Bacup	N/A	N/A	Not assessed	EMP03	Do not allocate for employment uses	SFRA27	Should be allocated on flood risk grounds	N/A	N/A	Height Barn Lane	Employment assessment: 1 strong positive impact for employment location, 4 minor positive impacts and 2 minor adverse impacts	N/A	Slope present. Access is via a narrow track and poor visibility splays onto New Line. No good access to bus service.
SHLAA16377	Land south of Isle of Man Mill, Water	N/A	N/A	Acceptable so long as the following mitigation measures are adhered to then the site could be acceptable. The western side of the boundary needs to be pulled in, with development closest to the road only. Use of terraced dwelling would follow the existing dwellings in the area and further reduce the impact on setting. The dwellings shall be constructed of natural stone, natural stone or slate roofing tiles and timber for the door and windows. There shall be no use of UPVC. Landscaping plan will be required to be implemented ensuring that there is ample tree planting to the west of the site to provide a natural screen while shall develop over time.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	South of Forest Mill	1 strong positive for housing, 5 minor adverse impacts and 2 positive impacts	HS2.99	The SHLAA reported that the intentions of the landowners are unknown, also the access would require improvements. Fairly isolated location. Development would alter the character of the area comprising of linear development along the road.
SHLAA16382	Land to rear of the former Glory public house, Burnley Road, Loveclough	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land to rear of the former Glory Public House, Burnley Road	9 minor adverse impacts and 3 minor positive impacts	N/A	SHLAA highlighted a fairly steep gradient and surface water flood risk. There is also potential land stability risk from the coal mining legacy. The site adjoins Loveclough Fold Conservation Area and is in proximity to Listed Buildings.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16387	Albion Mill, Burnley Road East, Waterfoot	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	SFRA08	Consider for withdrawal based on surface water risk	Part of the Greenlands site could be considered for release. The SHLAA site has a low number of GI functions.	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment</u> : 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment</u> : 7 minor positive impacts and 2 minor positive impacts	N/A	The Strategic Flood Risk assessment recommends withdrawal of the site based on surface water risk.
SHLAA16392	Land North of Hollin Lane, Rawtenstall	N/A	N/A	Providing mitigation measures are followed, the site is acceptable. A detailed scheme of landscaping is required, with particular focus to the boundary of the site. The landscaping should include a good amount of tree planting to ensure a natural buffer to the site. The dwelling should be constructed from natural stone, natural stone or slate roofing tiles and timber for doors and windows. No use of UPVC or other artificial materials.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land North of Hollin lane	1 strong positive for housing, 3 minor positive impacts and 4 minor negative impacts	HS2.44	Access issue via Hollin Lane which is a narrow single lane with no possibility of widening.
SHLAA16394	Land between New Barn Lane and Lomas Lane, Rawtenstall	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land between New Barn Lane and Lomas Lane	1 strong adverse impact for transport and 1 strong positive impact for housing, 5 minor negative impacts and 2 minor positive impacts	N/A	Landowner intentions unknown. Vehicular access issues via a single track road that would be challenging to widen because of the constricted space available and ditches on each side
SHLAA16403	Red Well, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Red Well, off Todmorden Road	1 strong positive for housing, 7 minor adverse impacts and 1 minor positive impact	N/A	Significant access constraints. The site is in the vicinity of a Grade II listed structure.
SHLAA16407	Land south of Shawclough Road, Scout Bottom, Whitewell Bottom	N/A	N/A	Acceptable with the reduction of the site boundary and all mitigating measures are adhered to.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land south of Shawclough Road, Whitewell Bottom	8 minor negative impacts and 4 minor positive impacts	HS2.98	SHLAA reported significant access constraints and strong slopes on parts of the site. Environment Agency commented at Regulation 18 that the site had environmental constraints and should pass the Sequential or Exception Test. Due to the constraints identified the site was not proposed for allocation at Regulation 19.
SHLAA16409	Land to south of Weir Bottom Farm, Weir	N/A	N/A	Acceptable, so long as the site plot is reduced as indicated, the inclusion of the developed landscaping to the south of the site. (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land to south of Weir Bottom Farm, Weir	10 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA stated that the intentions of the landowners of a large part of the site are unknown, therefore it was not considered appropriate to allocate the site in the Plan.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA16411	Land to east of Bury Road and the rear of Horncliffe House, Rawtenstall	Parcel 37 and 40	Retain	Acceptable with the reduction of yield and relocation of the development line. (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land to east of Bury Road and the rear of Horncliffe House, Edenfield	8 minor adverse impacts and 4 minor positive impacts	N/A	Green Belt parcels not identified for release in the Green Belt Review.
SHLAA18120	Waterhouse, Cowpe	N/A	N/A	Acceptable so long as mitigation measures are adhered to.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Waterhouse, Cowpe	4 minor negative impacts and 4 minor positive impacts	HS2.101	Site near a main river and within flood zone 3 and 2. Too small to deliver 5 houses. An Urban Boundary change is proposed to facilitate development.
SHLAA18305	Land south of Grane Road and west of Holcombe Road, Helmshore	N/A	N/A	Unacceptable, the harm caused to the listed asset is more than substantial and could not be mitigated.	Not assessed	N/A	SFRA170	Development could be allocated subject to FRA	N/A	N/A	Part of land west of Holcombe Road	2 strong adverse impacts on landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor positive impact and 2 minor negative impacts	N/A	The Heritage Impact Assessment considers that development would be unacceptable due to a more than substantial harm to a listed asset.
SHLAA18381	Land to the west of Dobbin Lane, Lower Cloughfold	N/A	N/A	Acceptable, so long as all mitigation measures are followed exactly. The yield will need to be reduced by half. The boundary needs to be moved away from the Conservation Area. The highest standard of design will be expected and any development should look at the Conservation Area and traditional architecture and vernacular of the area. The use of standard house designs and finish will be refused. Materials to be used shall be natural stone of a good match to the existing. Natural english or welsh, possibly stone roofing slates and timber to be used for all doors and windows. Use of render UPVC or other artificial materials will be refused.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land to the west of Dobbin Lane	2 strong positive impacts for housing and transport, 1 strong adverse impact for climate change adaptation. 4 minor adverse impacts and 3 minor positive impacts	Part of HS2.54	The site was proposed for housing allocation in the draft Local Plan (Regulation 18) for 55 dwellings. During the public consultation, Lancashire County Council stated that access to the site was limited to Dobbin lane which could be suitable for a limited number of houses. Also the Lancashire Badger Group objected to the site allocation mainly due to the presence of badger setts. Furthermore, regarding land stability, a Senior Lecturer at Manchester Metropolitan University stated that the site "would need considerable investigation prior to any building work commencing, in order to full assess the likelihood of slope failure." Following the additional constraints identified during the consultation, the site was not proposed for allocation in the Pre-Submission version of the Plan (Regulation 19).
SHLAA18384	Land at Snig Hole, Helmshore	Parcel 30	Sub-area identified for potential release	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at Snig Hole, Helmshore	7 minor adverse impacts and 4 positive impacts	HS2.76	A landowner requested withdrawal of the site from the proposed allocation.
SHLAA18416	Land adjacent to 146 Fallbarn Crescent, Rawtenstall	N/A	N/A	No predicted heritage impact (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land adjacent to 146 Fallbarn Crescent, Rawtenstall	5 minor positive impacts and 4 minor negative impacts	N/A	Narrow site with a significant gradient. Potential flood risk from surface water.
SHLAA18425	Land to the south east of Tonacliffe Way	Parcel 75	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not recommended for release in the Green Belt Review

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA18427	New Hall Hey Cricket Ground	N/A	N/A	Acceptable with mitigation (Appendix 2)	Not assessed	N/A	Not assessed	N/A	N/A	N/A	New Hall Hey Cricket Ground, Rawtenstall	7 minor adverse impacts and 4 minor positive impacts	N/A	Active cricket ground liable to flooding from the River Irwell.

**Table 4: Sites assessed as “Not developable” in the SHLAA 2018**

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16008	Wallbank Drive, Whitworth	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is a wooded area of which parts are protected by TPO. Development would not be suitable due to loss of woodland and TPOs
SHLAA 16025	Land to rear of Oak Street, Shawforth	N/A	N/A	No predicted heritage impact	H65	Do not allocate for employment	SFRA 10	Consider for withdrawal based on surface water risk	N/A	N/A	Land to the rear of Oak Street	2 strong positive impacts for housing and transport (proximity to bus stop), 1 strong adverse impact for climate change adaptation, 4 minor adverse impacts, 1 minor positive impact	N/A	Significant surface water flood risk. SFRA recommends not to allocate the site.
SHLAA 16027	Eagley Bank, Shawforth	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 195	Exception Test	N/A	N/A	Not assessed	N/A	N/A	The site is not available for a housing development, as the landowner wants to retain the use of the site for educational purposes in relation with the school.
SHLAA 16031	Britannia Shore Service Station	Parcel 59	Retain	Not assessed	EMP87	Do not allocate for employment	SFRA 198	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not recommended for release in the Green Belt Review. Landowners are willing to develop the site for employment.
SHLAA 16035	Land to the south east of Britannia School	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 260	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is not available for development as the landowner wants to retain the site in educational use.
SHLAA 16055	Land at Rosendale Crescent/Grave Clough Lane, Bacup	N/A	N/A	No predicted heritage impact (site visit)	Not assessed	N/A	SFRA 26	Development could be allocated subject to FRA	Greenland's site could be considered for release for development.	N/A	Land at Rosendale Crescent	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 3 minor positive effects	N/A	The site is not considered developable as it is an open space in active use for recreational purposes. The site has also potential contamination and land stability issues.
SHLAA 16064	Land off Earnshaw Road, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 18	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is largely wooded and comprises a graveyard.
SHLAA 16075	Land at Huttock Farm, Bacup	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 209	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	HS2.11	Serious concerns from Lancashire County Council regarding highways.
SHLAA 16077	Land south of Huttock Top Farm, Bacup	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 210	Development could be allocated subject to FRA	N/A	N/A	Land south of Huttock Top Farm	1 strong positive impact for housing, 5 minor adverse impacts and 3 minor positive effects	HS2.13	Serious concerns from Lancashire County Council regarding highways.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16079	Land off Newchurch Old Road, Bacup	N/A	N/A	Acceptable so long as the mitigation measures are adhered to. The site boundary shall be reduced moving it further north and west, with a small reduction in numbers. The existing mature trees shall be retained and if necessary a TPO put in place. The dwelling should look to the local architecture and look to replicate this. They shall be constructed from stone which shall be of a good/ exact match to existing, natural stone or slate roof tiles and windows and doors to be timber. There shall be no use of PVC, synthetic or artificial materials. They shall be restricted to two stories and ensure that there is good separation between the dwellings. A high level planting and landscaping scheme will be essential to the development. To ensure the impact on the countryside is reduced.	Not assessed	N/A	SFRA 29	Development could be allocated subject to FRA	N/A	Not suitable for development on landscape grounds	Sowclough site	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	HS2.32	Serious concerns from Lancashire County Council regarding highways.
SHLAA 16082	Anvil Street, Bacup	N/A	N/A	No predicted heritage impact (site visit)	H38	Do not allocate for employment	SFRA 13	Should be allocated on flood risk grounds	N/A	N/A	Anvil Street	3 strong positive impacts on landscape, housing and transport, 4 minor positive impacts and 4 minor negative impacts	Part of HS2.5	The landowner did not want the site to be re-developed for residential use, but rather to be kept for employment.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16088	Land west of Sow Clough, Stacksteads	N/A	N/A	Acceptable, so long as the site is reduced, pulling the northern boundary back, halving the site, which will also reduce the yield. The development should ensure good plotting of dwellings, no high densities. The dwelling should be constructed from natural stone, making use of natural stone or slate roof tiles, with timber doors and windows of which design will be reviewed at the time of application. Use of standard housing design will be unacceptable as will the use of artificial and synthetic materials. All dwellings shall be restricted to two stories and some consideration may be given to dormer, subject to the quality of design. The exiting mature tree planting shall be retained in entirety and TPO will be made use of is necessary.	Not assessed	N/A	SFRA 211	Development could be allocated subject to FRA	N/A	N/A	Land west of Sow Clough	2 strong adverse impacts on biodiversity and climate change adaptation, 6 minor adverse impacts and 2 minor positive impacts	HS2.29	Lancashire County Council highways objection and landowner intentions unknown
SHLAA 16090	Land at Acre Avenue, Stacksteads	N/A	N/A	Providing the measures are strictly adhered to, the site is acceptable.	H70	Do not allocate for employment	SFRA 289	Development could be allocated subject to FRA	N/A	N/A	Land at Acre View	1 strong positive effect for housing, 5 minor adverse impacts and 2 minor positive impact	N/A	The main landowner does not wish to release the land for housing development.
SHLAA 16097	Land adj Toll Bar Business Park, Stacksteads	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 134	Exception Test	N/A	Not suitable for development on landscape grounds	Part of Land at Moss Farm	4 strong adverse impacts for landscape, water, climate change adaptation and transport	N/A	The SA highlights four strong adverse impacts to develop this site for housing. Access and topography issues. Not all landowners are willing to develop the site.
SHLAA 16100	Western Road, Stacksteads	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land at Heathfield Road	1 strong adverse impact for climate change for climate change adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Important recreational value to the community (contains playground and MUGA)
SHLAA 16105	Waterbarn Chapel, Rakehead Lane and adjoining land, Stacksteads	N/A	N/A	Providing mitigation measures in place, the site is acceptable.	H67	Do not allocate for employment	SFRA 133	Consider for withdrawal based on surface water risk	Greenland's site could be considered for release for development.	N/A	Land adj Waterbarn Chapel	2 strong adverse impacts for water and climate change adaptation, 1 strong positive impact for housing, 3 minor adverse impacts and 2 minor positive impacts	N/A	Flood risk. Former cricket ground, which should be retained to address wider deficit. Listed Building present on site.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16123	Site 5A Kearns Mill, Cowpe	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 38	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Significant gradient, surface water flood risk, potential landscape impact
SHLAA 16129	Gaghills Lane, Waterfoot	N/A	N/A	No predicted heritage impact.	EMP29	Release for residential	SFRA 139	Exception Test	N/A	N/A	Gaghills Building Lane	3 strong positive impacts for landscape, housing and transport. 2 strong adverse impacts for water and employment skills. 3 minor adverse impacts and 2 minor positive impacts	N/A	Flood zone 3 and high risk of surface water flooding
SHLAA 16130	Mill End Mill, Waterfoot	N/A	N/A	No predicted heritage impact.	EMP30	Release for residential	SFRA 07	Exception Test	N/A	N/A	Mill End Mill	3 strong positive impacts for landscape, housing and transport. 2 strong adverse impacts for water and employment location. 3 minor adverse impacts and 2 minor positive effects	N/A	Flood risks from the river and surface water. Potential land contamination.
SHLAA 16131	Land Adjacent Swiss Clough, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 95	Development could be allocated subject to FRA	Greenland s site not identified for release	N/A	Land adj Swiss Clough	1 strong positive impact for housing and 1 strong adverse effect for biodiversity. 4 minor positive impacts and 3 minor adverse impacts	N/A	Woodland and allotment gardens. Vehicular access issues. Surface water flood risk.
SHLAA 16133	Land At Hey Head, Waterfoot	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 96	Development could be allocated subject to FRA	N/A	N/A	Land at Hey Head	2 strong positive impacts for natural resources and housing, 3 minor adverse impacts and 4 minor positive effects	N/A	Steep slopes. Surface water flood risk. Wooded area.
SHLAA 16134	Land off Queensway, Staghills, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 94	Development could be allocated subject to FRA	Greenland s site not identified for release	N/A	Part of Garage Colony off turnpike	2 strong adverse impacts for biodiversity and climate change adaptation, 1 strong positive impact for housing. 4 minor positive impacts and 3 minor negative impacts	N/A	No vehicular access. Ownership unknown
SHLAA 16135	Land Opposite Church Lane, Waterfoot	N/A	N/A	Providing mitigation and design measures are taken into account the site is acceptable.	Not assessed	N/A	SFRA 71	Development could be allocated subject to FRA	Greenland s site not identified for release	N/A	Land opposite Church Lane	1 strong adverse impact on climate change adaptation and 1 strong positive impact on housing. 5 minor positive impacts and 3 minor negative impacts	N/A	Steep, wooded and poor access
SHLAA 16136	Garage Colony Off Turnpike, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 91	Development could be allocated subject to FRA	Greenland s site not identified for release	N/A	Part of Garage Colony off turnpike	2 strong adverse impacts for biodiversity and climate change adaptation, 1 strong positive impact for housing. 4 minor positive impacts and 3 minor negative impacts	N/A	Trickett's Memorial Ground, Woodland identified as Stepping Stone Habitat
SHLAA 16140	Land Off Taylor Avenue, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 117	Development could be allocated subject to FRA	Greenland s site not identified for release	N/A	Land off Taylor Avenue	2 strong positive impacts for housing and transport, 3 minor adverse impacts and 3 minor positive impacts	N/A	Steep slopes. Woodland.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16141	Land Adjacent To St. Anne's School, Piercy, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land adj St Anne's School	3 strong positive impacts for landscape, housing and transport. 3 minor adverse impacts and 3 minor positive impacts	N/A	Steep, poor access, possible other uses sought
SHLAA 16144	Land/Garden at Delph House, Scout Bottom, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 129	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Very steep site, difficult to access.
SHLAA 16152	Land north of Springside, Water	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 219	Development could be allocated subject to FRA	N/A	N/A	Land north of Springside	1 strong positive impact for housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	Unknown ownership. Access is a major constraint. Adjoins listed buildings.
SHLAA 16167	Land Off Hill End Lane, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 92	Exception Test	N/A	N/A	Not assessed	N/A	N/A	Flood risk
SHLAA 16179	Rear Of Union Street, Hurst Crescent, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 75	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Significant gradient with potential land instability issues.
SHLAA 16183	Land to the east of Alder Grange School, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 225	Development could be allocated subject to FRA	N/A	Area B and part of Area C: Not suitable for development on landscape grounds	Part of land to the east of Alder Grange School	2 strong adverse impacts on landscape and climate change mitigation, 1 strong positive impact for housing, 4 minor positive impacts and 2 minor negative impacts	N/A	Poor vehicular access via a narrow track. No bus service within 400m. Adjoins listed building. Potential high landscape impacts.
SHLAA 16195	Site of former Hawthorn Mill, Folly Clough, Crawshawbooth	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 278	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Poor vehicular access via a track, with potential surface water flood risk. Ecological importance as identified as woodland and grassland stepping stone area. Potential landscape impact.
SHLAA 16200	Middlegate Green, Goodshaw Chapel	N/A	N/A	No predicted heritage impacts	Not assessed	N/A	SFRA 69	Require further investigation based on surface water risk	N/A	N/A	Middlegate Green	2 strong positive impacts for natural resources and housing. 5 minor positive impacts and 2 minor adverse impacts	N/A	Unwilling landowner. Small part of the site within Coal Authority high risk development area. Prone to flooding
SHLAA 16201	Field Adjacent Goodshaw Lane/Gibhill Lane, Waterfoot	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 64	Development could be allocated subject to FRA	N/A	N/A	Part of field adjacent Goodshaw Lane/Gibhill Lane	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Gradient present. Access will require improvements. Flood risk in parts of the site. Complex ownership
SHLAA 16224	Land To Rear Of Holland Avenue, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 73	Should be allocated on flood risk grounds	N/A	N/A	Land to rear of Holland Avenue	1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	Mostly wooded, with access issues

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16226	Oakenhead/ Holland Avenue, Rawtenstall	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	SFRA 165	Development could be allocated subject to FRA	N/A	Suitable for development with mitigation	Part of site at Oakenhead/ Holland Avenue	1 strong adverse impact for landscape and 1 strong positive impact for housing. 4 minor positive impacts and 2 minor adverse impacts	N/A	Transport an issue if access taken off Holland Avenue. Land may be required for future school expansion.
SHLAA 16232	Land adjacent 130 Haslingden Road, Rawtenstall	Parcel 17	Potential for release	Not assessed	Not assessed	N/A	SFRA 228	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Steep site. Access from A682 would mean felling of trees protected by TPO. Ecological importance as site is identified as a Woodland Stepping Stone Habitat.
SHLAA 16233	Land Off Fallbarn Crescent, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 100	Development could be allocated subject to FRA	Part of the Greenlands site could be considered for release. However this SHLAA site has a high number of GI functions.	N/A	Not assessed	N/A	N/A	Woodland area with a strong gradient. Also comprises an active playground area.
SHLAA 16235	Land Off Bocholt Way, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 101	Consider site layout and design	Part of the Greenlands site could be considered for release. However this SHLAA site has a high number of GI functions.	N/A	Not assessed	N/A	N/A	Wooded area.
SHLAA 16239	Land To the Rear of Hardman Avenue, Rawtenstall	N/A	N/A	Providing measures are in place, the site is acceptable.	Not assessed	N/A	SFRA 99	Development could be allocated subject to FRA	N/A	Area B: Suitable for development with mitigation and Area C: Not suitable for development on landscape grounds	Land to rear of Hardman Avenue	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing. 4 minor adverse impacts and 3 minor positive impacts	N/A	Woodland area. Small part of the site is also a Grassland Stepping Stone Habitat
SHLAA 16241	Balladen County Primary School, Lindea Lea, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 107	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The landowner wish to retain the land for a potential school expansion

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16242	Land Off Cherry Tree Lane/Lower Clowes Road, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 98	Development could be allocated subject to FRA	Greenland s site could be considered for release for development.	N/A	Two assessments: Land off Cherry Tree Lane and part of Land west of Lomas Lane	<u>Land off Cherry Tree</u> : 1 strong negative impact for climate change adaptation and 1 strong positive impact for housing, 6 minor positive impacts and 3 negative impacts <u>Land west of Lomas Lane</u> : 1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Playing field. Steep slopes in parts. Woodland identified as Stepping Stone Habitat.
SHLAA 16247	Horncliffe Quarry, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 177	Development could be allocated subject to FRA	N/A	N/A	Horncliffe Quarry	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	N/A	Intentions of the landowners unknown. No bus service within 400m. No shop within 1 mile. Ecological values. Land contamination (landfill).
SHLAA 16253	Townsend Fold, Rawtenstall	Parcel 19	Retain	New Heritage Assessment available in Action 8.1: Main concerns are in respects to the additional traffic movement and weight onto the bridge. Structural assessment will need to be undertaken and high level weight restrictions added.	EMP46 and EMP71	EMP46: Retain for B-Class employment use. EMP71: Do not allocate for employment	SFRA 292	Exception Test	N/A	N/A	Three assessments: Land west of Riverside Business Park, Riverside Business Park Extension (different name but same site as above) (E) and Holme Works (E )	<u>Land west of Riverside Business Park (housing assessment)</u> : 1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts <u>Riverside Business Park Extension, Townsend Fold, Rawtenstall (employment assessment)</u> : 1 strong adverse impact for water and flooding, 1 strong positive impact for employment, 6 minor adverse impacts and 1 minor positive impact <u>Holme Works (employment assessment)</u> : 1 strong adverse impact for water and 2 strong positive impacts for landscape and employment location, 3 minor positive impacts and 1 minor negative impact	Part of EMP2.50	Partly allocated as EE40 - Riverside Business Park. Remaining part of the site is within a Green Belt parcel not identified for release.
SHLAA 16254	Site behind K Steels, Rawtenstall	Parcel 19	Retain	Not assessed	EMP71	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release in the Green Belt Review..
SHLAA 16264	Water Lane, Edenfield	Parcel 44	Potential for release	Not assessed	Not assessed	N/A	SFRA 148	Should be allocated on flood risk grounds	N/A	Site could be developed	Not assessed	N/A	N/A	Vehicular access issues. Important ecological value as identified as woodland Stepping Stone Habitat
SHLAA 16274	Land at Alder Bottom / Great Hey Clough, Edenfield	Parcel 45	Retain	Not assessed	Not assessed	N/A	SFRA 163	Development could be allocated subject to FRA	N/A	N/A	Land at Alder Bottom/Gr eat Hey Clough	3 strong adverse impacts for landscape, biodiversity and climate change adaptation, 1 strong positive impact for housing, 3 minor positive impacts and 2 minor negative impacts	N/A	Intentions of the landowners unknown. Poor access via a single narrow lane. No bus service within half a mile and no GP surgery within 1,5 miles. 5% of the site within a Biological Heritage Site. Possible land contamination. Green Belt parcel not identified for release.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16277	Former Haslingden Football Club, Ewood Bridge	Parcel 29	Potential for release	Not assessed	Not assessed	N/A	SFRA 142	Exception Test	N/A	Suitable for development with mitigation	Old Football Ground Manchester Road	1 strong adverse impact for water and 1 strong positive impact for housing, 6 minor adverse impacts and 1 minor positive impact	N/A	Within Flood Zone 2; relatively isolated location.
SHLAA 16279	To the rear of Irwell Vale Mill	Parcel 27	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area B: Not suitable for development on landscape grounds	Part of Irwell Vale Mill	2 strong adverse impacts for cultural heritage and water, 1 strong positive impact for housing, 7 minor adverse impacts and 1 minor positive impact	N/A	Green Belt not proposed for release in the Green Belt Review.
SHLAA 16283	Clod Lane South, Haslingden	Parcel 23	Retain	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	Area D: suitable for development with mitigation and Area E: not suitable for development on landscape grounds	Clod lane (South)	2 strong adverse impacts for landscape and climate change adaptation, 1 strong positive impact for housing, 6 minor negative impacts and 2 minor positive impacts	N/A	Woodland Stepping Stone Habitat, Green Belt parcel not proposed for release in the Green Belt Review, underlying geology, not near services.
SHLAA 16287	Garden at St Veronica Church, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 261	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Intentions of the landowner unknown. Site area protected by a TPO.
SHLAA 16290	Land south of Alden Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 172	Development could be allocated subject to FRA	N/A	N/A	Land south of Alden Road	1 strong adverse impact for landscape and 1 strong positive impact for housing, 3 minor negative impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Covenant on the use of the site. Potential high landscape impact. Infrastructure on site.
SHLAA 16291	Land to the east of Helmshore Road (Expansion), Helmshore	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 301	Development could be allocated subject to FRA	N/A	N/A	Part of a large site: Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release. Difficult access issue via Hollin Lane
SHLAA 16292	Land to the east of Helmshore Road, Helmshore	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 302	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Parcel 42 not identified for release. Underground infrastructure reducing the net developable area.
SHLAA 16293	Land off Helmshore Road, Helmshore	Parcel 42	Retain	Not assessed	Not assessed	N/A	SFRA 300	Development could be allocated subject to FRA	N/A	N/A	Part of a large site: Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release. Difficult access issue via Hollin Lane
SHLAA 16294	Land north of Musbury Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 171	Development could be allocated subject to FRA	N/A	N/A	Part of large site: Land north of Musbury Road	1 strong adverse impact for water and 1 strong positive impact for housing, 4 minor adverse impacts and 2 minor positive impacts	N/A	Intentions of landowners unknown. Relatively isolated

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16299	End Of Haslingden Sports Centre Playing Fields, Helmshore	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 57	Should be allocated on flood risk grounds	N/A	N/A	End of Haslingden Sports Centre Playing Field	3 strong positive impacts for landscape, natural resources and housing, 3 minor negatives and 3 minor positive impacts	N/A	Covenant restricting the use of the land
SHLAA 16300	Land at Former Cam Mill, Helmshore	N/A	N/A	New Heritage Assessment available in Action 8.1: Acceptable, subject to the development boundary being amended. Trees to be retained as existing.	Not assessed	N/A	Not assessed	N/A	Greenland s site not identified for release	N/A	Part of land east of Holcombe Road	3 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing. 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.
SHLAA 16301	Land east of Holcombe Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 253	Consider site layout and design	Greenland s site not identified for release	N/A	Part of land east of Holcombe Road	3 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing. 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.
SHLAA 16302	Land To Rear Of Edinburgh Road, Helmshore	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	Greenland s site not identified for release	N/A	Part of land east of Holcombe Road	4 strong adverse impacts for water, natural resources and climate change adaptation, 1 strong positive impact for housing. 3 minor adverse impacts and 3 minor positive impacts	N/A	Flood zone 3 and 2. Woodland and Grassland Stepping Stone Habitat. Potential high landscape impact.
SHLAA 16315	Site to the north of All Saints Catholic Language College, Rawtenstall	Parcel 16	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Green Belt parcel not identified for release in the Green Belt Review.
SHLAA 16321	Rakefoot, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Steep site covered by trees.
SHLAA 16322	Pitt Heads, Clegg Street, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 58	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Local community park and amenity space.
SHLAA 16333	Hutch Bank Quarry, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 252	Development could be allocated subject to FRA	N/A	N/A	Hutch Bank Quarry	2 strong positive impacts for landscape and housing, 5 minor adverse impacts and 3 minor positive impacts	N/A	Intentions of landowner unknown. Conflict with active quarry and sterilisation of minerals. Not a sustainable location.
SHLAA 16337	West View, Haslingden	N/A	N/A	In accordance with the NPPF I would consider this to be unacceptable as the impact on the setting of the church would have a detrimental impact upon the setting of the Listed Church. The proposed development would in no way enhance the listed building.	Not assessed	N/A	SFRA 250	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Unacceptable heritage impact

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16339	Land Off Blackburn Road/Hud Hey, Haslingden	N/A	N/A	New heritage assessment available in Action 8.1: Acceptable, subject to mitigation.	EMP09	Retain for employment	SFRA 52	Should be allocated on flood risk grounds	N/A	Suitable for development with mitigation	Part of the large site: Hud Rake / Hud Hey	<u>Housing assessment</u> : 3 strong positive impacts for landscape, housing and transport, 2 strong adverse impacts for water and climate change adaptation. 3 minor adverse impacts and 1 minor positive impact	Part of the site allocated as EMP2.14	Overall the site is developable but subject to the resolving of the utilities issues and the retention of the most valuable trees. Location at a busy junction and close to a number of industrial units does not make it the most desirable location. The site is better promoted as part of a broader employment allocation.
SHLAA 16340	Bottom Field, Slate Farm, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 272	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Poor accessibility to services and busy single track access road each mitigate against development as does location in a High Landscape Impact Area. Would create an isolated development in an elevated location.
SHLAA 16341	Land to the north of Haslingden Tip and Under Brow Farm, Haslingden	N/A	N/A	Not assessed	EMP83	Do not allocate for employment	Not assessed	N/A	N/A	N/A	Land to the north of Haslingden Tip and Under Brow farm	<u>Gypsy and Traveller site assessment</u> : 1 strong adverse impact for climate change adaptation, 6 minor adverse impacts and 3 minor positive impacts <u>Employment assessment</u> : 1 strong positive for employment location, 2 strong adverse impacts for climate change adaptation and transport. 5 minor adverse impacts and 1 minor positive impact	N/A	Remote location and inadequate access.
SHLAA 16342	Winfields, Acre	Parcel 08	Sub-area identified for potential release	Not assessed	EMP23	Allocate the northernmost part of the site for employment uses.	SFRA 243	Consider for withdrawal based on surface water risk	N/A	Area A and part of Area B: suitable for development with mitigation	Winfields	<u>Housing assessment</u> : 4 strong positive impacts for landscape, natural resources, housing and transport and 1 strong adverse impact for employment location. 3 minor positive impacts and 2 minor negative impacts. <u>Employment assessment</u> : 3 strong positive impacts for landscape, natural resources and transport. 4 minor positive impacts and 2 minor adverse impacts. <u>Retail and employment assessment</u> : 3 strong positive impacts for landscape, natural resources and transport. 4 minor positive impacts and 2 minor negative impacts	N/A	The site was not considered developable for housing in the SHLAA as the landowner expressed an interest to re-develop the site for retail and other non-residential uses. Surface water flood risk. A Green Belt release is proposed at the site, but there is no allocation for a specific use.
SHLAA 16345	No 6570, Roundhill Road, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 274	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Issues with isolation and its elevated location plus potential access issues make this an unsuitable site for development.
SHLAA 16346	No 8476, Roundhill Road, Haslingden	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 275	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	Issues with isolation and its elevated location plus potential access/utility issues make this an unsuitable site for development.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16348	Baxenden Chemicals Ltd, Roundhill Lane, Rising Bridge	Parcel 05	Retain	Not assessed	Not assessed	N/A	SFRA 244	Should be allocated on flood risk grounds	N/A	Area should be re classified as Green Belt	Part of land adj to Baxenden Chemicals (E )	<u>Employment assessment</u> : 2 strong major impacts for employment location and transport. 3 minor positive impacts and 2 minor negative impacts	N/A	Small site. Green Belt parcel not identified for release in the Green Belt Review.
SHLAA 16351	Hazel Street, Rising Bridge	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 110	Development could be allocated subject to FRA	N/A	N/A	Hazel Street	3 strong positive impacts for housing, employment skills and transport and 1 strong adverse impact for climate change adaptation. 4 minor adverse impacts and 2 minor positive impacts	N/A	Area protected by a Tree Preservation Order
SHLAA 16352	Lowe Side Farm, Cowpe	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 304	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is located in the open countryside on a steep hillside above Waterfoot accessed by a narrow track. Access to services is limited.
SHLAA 16378	Broad location to the north east of Shawforth	Parcel 59 and 60	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Broad location to the north east of Shawforth	1 strong adverse impact for climate change adaptation and 1 strong positive impact for housing. 6 minor adverse impacts and 3 minor positive impacts	N/A	Green Belt study states it plays an essential role in separating Bacup and Shawforth. Green belt parcels not identified for release in the Green Belt Review. Some contamination issues. Steep slopes. No GP surgery within 1.5 miles. Coal resources close to the surface.
SHLAA 16379	Land south of Britannia Mill, Britannia	Parcel 57 and 61	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land south of Britannia Mill	1 strong positive impact for housing, 6 minor adverse impacts and 2 minor positive impacts	N/A	Steep slopes. Access is a major constraint. Green Belt parcels not identified for release in the Green Belt Review.
SHLAA 16380	Land at Hollin Bank, Helmshore	Parcel 30, 31 and 42	Partly within the sub-area identified for potential release	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at Hollin Bank	3 strong adverse impacts for landscape, water and climate change adaptation, 1 strong positive impact for housing, 4 minor negative impacts and 1 minor positive impact	N/A	Parcel 42 not identified for release in the Green Belt Review
SHLAA 16386	Globe Mill, Burnley Road East, Waterfoot	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	SFRA 140	Exception Test	N/A	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment</u> : 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment</u> : 7 minor positive impacts and 2 minor positive impacts	N/A	About a third of the site is within flood zone 3 and the entirety of the site is in flood zone 2, therefore the site is not suitable for a housing development due to the high risk of flooding.
SHLAA 16389	Land Bank adjacent Burnley Road, Rawtenstall	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Flood risk and location in Stepping Stone habitat make it an unsuitable site.

SHLAA 2018 Ref	Site Name & Address	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating for housing
SHLAA 16391	Land / field adjacent to Blackburn Road, Haslingden	Parcel 08	Not part of the sub-area identified for potential release	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Flood Risk issues are likely to be very challenging to resolve plus there are likely to be issues with establishing firm foundations because of previous tipping. Area not identified for release in the Green Belt Review.
SHLAA 16395	Land at Moorland Rise, Haslingden	Parcel 13	Retain	New heritage impact available in Action 81: no predicted heritage impact	Not assessed	N/A	SFRA 258	Development could be allocated subject to FRA	N/A	Area C: suitable for development and Area D: not suitable for development on landscape grounds	Pike Law and Kirkhill Rise	1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts	N/A	Green Belt parcel not identified for release. The site is physically developable if the access issues can be resolved and would be attractive to the market. Design issues would need to be addressed with respect to the Electricity wayleave. However, the most serious concern remains the impact on the landscape and this weighs heavily against the proposal.
SHLAA 16398	Land at Causeway House Farm, Tong Lane, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The landscape impacts of the proposal, it's relatively isolated location and the need for road improvements mean that the site should not be brought forward.
SHLAA 16405	Land at former Sharneyford Quarry, Bacup	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at former Sharneyford Quarry (G&T)	<u>Gypsy and Traveller site assessment</u> : 7 minor adverse impacts and 2 minor positive impacts	HS16.1	Strong local community objection at Regulation 18 consultation. Fairly isolated site. A new site has been identified at Futures Park, Bacup in the Submission version of the Plan. However, following a grant of planning, the site is no longer available for a transit site and the land at former Sharneyford Quarry is once again considered for allocation.
SHLAA 16406	Land at former Landgate quarry, Shawforth	Parcel 66	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Land at former Landgate Quarry (G&T)	<u>Gypsy and Traveller site assessment</u> : 1 strong adverse impact for climate change adaptation, 6 minor adverse impacts and 4 minor positive impacts	N/A	The site is quite isolated with access constraints and potential landscape impact. Green Belt parcel not identified for release in the Green Belt Review.
SHLAA 16408	Land to the east of Whitewell Brook, Whitewell Bottom	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is not considered suitable for a housing scheme due to the high flood risk in the flat area near the brook and due to the very steep slopes along Pinch Clough Road.
SHLAA 16410	Land at entrance to Landgate, Shawforth	Parcel 66	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The landowner has expressed an interest in developing the site, however the land is designated as 'common land', therefore the site is not considered available for development. Also the Green Belt parcel is not identified for release in the Green Belt Review.
SHLAA 18076	Huttock Top, Bacup	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	Part of the site could be considered for release	N/A	Huttock Top, Bacup	7 minor adverse impacts and 4 minor positive impacts	HS2.12	Serious concerns from Lancashire County Council regarding highways.
SHLAA 18415	Land between and behind 119 and 129 Manchester Road	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is not available for development due to covenants.
SHLAA 18423	Land south of Lumb Village, Ramsbottom	Parcel 42	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is wooded and is situated within Stubbins Nature Reserve and Woodland Biological Heritage Site.

**Table 5: Sites which would deliver fewer than 5 dwellings**

The following sites are not considered to be able to deliver more than 5 dwellings. In order to be proportionate, the PPG SHLAA guidance recommends a threshold is applied to the SHLAA to only include sites which are capable of delivering five or more dwellings. This may be due to the size of the site or because the identified constraints on the site reduce the net developable area to such an extent that the site could not accommodate more than 5 dwellings. If any of these sites are otherwise appropriate for development (and could be granted planning permission), their contribution to the housing supply would be taken into account as part of the small sites allowance.

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
SHLAA 16023	Site off Valley View, Shawforth	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 193	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is largely covered by woodland, therefore the yield of the area available for development is below 5 dwellings.
SHLAA 16033	Redundant Stable Yard to the rear of 580 Fair View, Britannia	Not developable or not to be included in the SHLAA	Parcel 56	Retain	Not assessed	Not assessed	N/A	SFRA 200	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 16059	Thorn Gardens, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	Not assessed	N/A	SFRA 128	Development could be allocated subject to FRA	N/A	N/A	Thorn Garden	1 strong positive impact for housing, 4 minor negative impacts and 4 minor positive effects	N/A	Too small to deliver 5 or more dwellings due to steep slopes along Tong lane.
SHLAA 16062	Land off Alma Street, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 268	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is covered by mature trees and the area available for development is too small to be able to deliver 5 or more dwellings.
SHLAA 16091	Brunswick Terrace, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 136	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	The site is partly covered by mature trees and too small to deliver 5 or more dwellings.
SHLAA 16099	Heathbourne Road, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 126	Should be allocated on flood risk grounds	N/A	N/A	Heathbourne Road	1 strong positive impact for housing, 4 minor positive impacts and 3 minor adverse impacts	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 16101	Heath Hill Drive, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Part of land at Heathfield Road	1 strong adverse impact for climate change for climate change adaptation and 1 strong positive impact for housing, 4 minor adverse impacts and 4 minor positive impacts	N/A	The site is largely covered by woodland and is protected by a Tree Preservation Order. The net development area is too small to enable the delivery of 5 or more houses.
SHLAA 16122	Site 5B Kearns Mill, Cowpe	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 39	Consider site layout and design	N/A	N/A	Not assessed	N/A	N/A	The site is partly within a flood zone 3 and partly wooded. The net development area is too small to deliver 5 or more dwellings.

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
SHLAA 16137	Land off Wales Road, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 90	Consider site layout and design	Part of the Greenlands site could be considered for release. However this SHLAA site has a high number of GI function.	N/A	Not assessed	N/A	N/A	The site is partly covered by woodland with a high number of Green Infrastructure functions. The net developable area is too small to be able to deliver 5 or more dwellings.
SHLAA 16143	Field at Scout Road, Whitewell Bottom	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Field at Scout Road, Whitewell Bottom	5 minor adverse impacts and 5 minor positive impacts	HS2.92	Site in flood zone 2. Too small to deliver 5 or more dwellings. An Urban Boundary change is proposed to facilitate development
SHLAA 16170	Land at Conway Road, Higher Cloughfold	Deliverable in the next 5 years	N/A	N/A	Providing mitigation measures in place the site is acceptable. The dwelling should be restricted to 2- storey and should be constructed of natural stone and slates. The properties should look to be detached, replicating what is found within the area, with front and rear gardens, helping to soften the built form. There is also mature planting in the area and this should be retained to add buffering to the site and possible additional planting and landscaping required. The yield of 7 may be over massing the site and would suggest that 4 would be more sympathetic and allow for the better use of space. The site is currently buffered by hedgerows and mature planting and this should be retained, with replacement planting required if necessary.	Not assessed	N/A	SFRA 224	Development could be allocated subject to FRA	N/A	N/A	Land at Conway Road, Rawtewell	7 minor adverse impacts and 4 minor positive impacts	HS2.57	Delivering 5 units is overoptimistic so the site is no longer proposed for allocation, though there is a change proposed to bring the land into the urban boundary
SHLAA 16172	Land At Higher Cloughfold	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Providing mitigation measures in place the site is acceptable.	Not assessed	N/A	SFRA 62	Development could be allocated subject to FRA	Greenlands site not identified for release	N/A	Not assessed	N/A	HS2.58	Too small to deliver 5 or more houses. Access issues. Planning permission submitted for a dwelling in 2018 and approved in 2019 (2018/0577).
SHLAA 16198	Land Adj Ullswater Way, Loveclough	Deliverable in the next 5 years	N/A	N/A	The site is required to be reduced significantly. Stated as yield of 6 however it will only be possible to develop the maximum of 2 dwellings on the site. The will need	Not assessed	N/A	SFRA 68	Development could be allocated subject to FRA	N/A	N/A	Land adj Ullswater Way	1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing. 7 minor adverse impacts and 1 minor positive impact	N/A	Mitigation of heritage impact means only 2 dwellings could be built on site; site too small to be allocated.

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
					to be sited away from the GII* Chapel off Ullswater Way and be of a traditional style reminiscent of the local vernacular. They shall be restricted to 2 storeys and shall be constructed from natural materials (stone and slate). Standard design will not be acceptable and the use of poor quality materials will be refused. Even with the small number landscaping will be required to reduce the impact and form a natural buffer.										
SHLAA 16234	Land to the north side of Hall Carr Road, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	Part of the Greenland site could be considered for release. This SHLAA site has a low number of GI functions.	N/A	Not assessed	N/A	HS2.59	Site too small to deliver 5 or more dwellings. Planning permission for 1 dwelling approved in 2018 (2018/0281).
SHLAA 16237	Hall Carr Road, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 104	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The site is mainly covered by trees and shrub. There is also a steep slope along Hall Carr Road and in the eastern part of the site. Only a small area is flat and covered by grassland (0.03ha). This area could host 1 dwelling.
SHLAA 16243	Land east of Lower Clowes Road (west of Lomas Lane), Rawtenstall	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	No predicted heritage impact, but a noted impact on the Biological Heritage site.	Not assessed	N/A	SFRA 176	Development could be allocated subject to FRA	N/A	N/A	Part of Land west of Lomas Lane	1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing, 6 minor adverse impacts and 3 minor positive impacts	Partly allocated as HS2.68	Site is too small to deliver 5 or more dwellings due to landownership and environmental constraints. An Urban Boundary change is proposed to facilitate development.
SHLAA 16289	Land At Alden Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 60	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	N/A	The area available for development is reduced to 0.12ha due to the presence of a Tree Preservation Order area. The site is too small to deliver 5 or more houses.
SHLAA 16324	Land Rear of Highfield Nursing Home, Haslingden	Deliverable in the next 5 years	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 46	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	HS2.34	Potential land contamination as historic landfill (EA). Existing permission for 2 dwellings. The site is too small for an allocation.
SHLAA 16326	Land West Of B6232, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 59	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	N/A	Site too small to deliver 5 or more dwellings.

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
SHLAA 16338	Land Off Station Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	H37	Do not allocate for employment	SFRA 53	Development could be allocated subject to FRA	N/A	N/A	Plot 2 Land off Station Road	2 strong positive impacts for landscape and housing, 3 minor positive impacts and 3 minor adverse impacts	N/A	Too small to deliver 5 or more dwellings.
SHLAA 16356	Land off Lee's Street, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site is too small to deliver 5 or more dwellings.
SHLAA 16364	20 Grane Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site is too small to deliver 5 or more dwellings.
SHLAA 16376	Land adj 83 Booth Road, Tunstead, Stacksteads	Not developable or not to be included in the SHLAA	Parcel 53	Retain	Provided that mitigating measures at taken into account then this would be acceptable. The designs should take example and features from local vernacular architecture. Terraced dwelling would be permitted on this site however detached would be resisted as it would break the historic street form and have too greater impact on the area. They should be restricted to two storey dwellings, constructed in natural stone and slate, using timber of which sliding sash would be appropriate. The design should be of the highest quality. The use of standard design will not be acceptable, nor will the use of synthetic or artificial materials.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.27	Outline (2017/0423) granted for a single dwelling. The site is too small for an allocation
SHLAA 16396	Land off Todmorden Road, Greave Clough, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	It is considered that the constraints on the site mean that it would be challenging to deliver 5 or more units on this site.
SHLAA 16399	Land at the corner of Fieldfare Way and Goldcrest Avenue, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.
SHLAA 18417	Land adjacent 101 Fallbarn Crescent	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The area available for development is too small to deliver 5 or more dwellings.

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
SHLAA 18418	Land east of 119 Booth Road, Stacksteads	Not developable or not to be included in the SHLAA	Parcel 53	Retain	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site could constitute an infill between houses and a garage colony within a rural location, but could only deliver one house.
SHLAA 18420	Brearley Street Garage Site	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	The site is too small to deliver 5 or more dwellings.

**Table 6: Sites partly allocated**

SHLAA Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating the remainder of the site
SHLAA 16107	Land north of Blackwood Road, Stacksteads	Deliverable	N/A	N/A	Acceptable providing mitigation measures are adhered to. Restrictions will be placed that the dwellings be no more than 2 storeys. They should take example from the local area in terms of design, style character and should be constructed in natural stone and slate and timber. Standard materials and design will not be acceptable. High density developed will not be acceptable. A good detailed scheme of landscaping will be required. Retention of the trees/ woodland area to the north boundary of the site and these should be protected with a TPO. The dwelling should be set closest to Blackwood road, keeping the rear plot of land clear and open. It will also be require that the site be pulled away from the Western boundary to prevent impact on the Listed assets.	Not assessed	N/A	SFRA 212	Development could be allocated subject to FRA	N/A	N/A	Land north of Blackwood Road	1 strong positive impact for housing, 5 minor negative impacts and 3 minor positive impacts	Partly allocated as HS2.24	Partly allocated (H25). The remainder of the site comprises steep slopes and would not be in keeping with the character of the local area characterised by a linear development along Blackwood Road.
SHLAA 16393	Land off Newchurch Road, east of Johnny Barn, Rawtenstall	Deliverable	N/A	N/A	The proposed boundary of the site needs to be reduced and the proposed yield for the site needs to be reduced from 105, possibly reducing the allocation below 50. The boundary needs to be pulled from the boundary of Heightside House and brought in at the western boundary. Development should be sited closest toward the road. The impact on the setting of the Heightside House is	Not assessed	N/A	SFRA 223	Development could be allocated subject to FRA	N/A	N/A	2 assessments : Johnny Barn 2 and Land to the east of Johnny Barn2	<u>Johnny Barn 2</u> : 1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts.  <u>Land to the east of Johnny Barn 2</u> : 1 strong positive for housing, 4 minor negative impacts and 4 minor positive impacts	HS2.53	Partly allocated (H60). The Heritage Impact Assessment states that the remainder of the site would have too much of an impact on Heightside House.(Listed Building, Grade II).

SHLAA Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating the remainder of the site
					currently too great. The design of the dwellings should look to the local vernacular ensuring the design is sympathetic to the local area and making use of natural materials only, of stone, slate and timber, there has be no use of PVC or synthetic materials. There will be a detailed landscaping scheme making use of only native species and shall be a mix of tree and lower level planting.										
SHLAA 16045	Tong Farm A, Bacup	Developable	N/A	N/A	Not assessed	Not assessed	N/A	Not assessed	N/A	N/A	Area A: Suitable for development  Area B: Not suitable for development on landscape grounds	Part of Tong Farm	1 strong positive impact on housing, 5 minor adverse impacts and 3 minor positive impacts	HS2.17	Partly allocated (H30). The remainder of the site is not suitable for development on landscape grounds according to the Landscape Study.
SHLAA 16161	Hareholme, Newchurch	Developable	N/A	N/A	No predicted heritage impact for small part of the site (H61)	Not assessed	N/A	Not assessed	N/A	Greenland site not identified for release	N/A	Assessed for the part of the site allocated (please see allocated sites)	N/A	Partly allocated as HS2.83	Partly allocated (H61). Remaining part of the site is wooded with strong gradient.
SHLAA 16218	Land south of Goodshaw Fold Road, Loveclough	Developable	N/A	N/A	The site could be acceptable if the scale of development is significantly reduced and pulled back and out from the Conservation Area and see the sympathetic conversion of the former Hargreaves Mill. The proposed number of dwellings needs to be substantially reduced and the boundary of the site pull back and out of the Conservation Area. Likely that number would need to be half of the current yield if not less. The style of dwellings would need to look to the local vernacular, using natural materials of stone and slate. They would need to be restricted to two storey dwellings. Sympathetic reuse of the Mill would be welcome, but design and use would need to be of the highest design and quality.	EMP70	Retain for B-class employment uses	SFRA 242	Development could be allocated subject to FRA	N/A	N/A	Not assessed	N/A	Partly allocated as EMP2.62	Partly allocated as Existing Employment EE51 - Kippax Mill. The SHLAA highlighted the presence of a gradient and potential risk of coal mining legacy on the remainder of the site.

SHLAA Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating the remainder of the site
SHLAA 16219	Land north of The Jester, Burnley Road, Rawtenstall	Developable	N/A	N/A	Could be acceptable so long as the stated mitigation is adhered to. The development plot will need pulling the boundary away from the Conservation Area further south. The boundary should not go further north of Abbeycroft. The design should look to mirror the local style. The dwelling should take example from the local terraced dwellings which would in turn help to limit the impact. These could run along the road which would mirror what is already found within the immediate and wider area. The dwelling should be traditional in form and design, using natural materials including stone, slate and timber. They should be of the highest possible quality. The proposals should ensure a good landscaping scheme which would mitigate against any visual impact from the Conservation Area and other key site lines.	Not assessed	N/A	SFRA 235	Development could be allocated subject to FRA	N/A	N/A	Land north of the Jester	1 strong positive impact for housing, 5 minor adverse impacts and 4 minor positive impacts	Partly allocated as HS2.52	Partly allocated (H17). Following the advice from the Heritage Impact Assessment, the allocation has been reduced in size, however it is still located to the north of Abbeycroft. Development of the remainder of the site is likely to have significant landscape impact due to the long views currently available from Burnley Road towards the west.
SHLAA 16385	Waterfoot Business Centre, Burnley Road East, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP24	Should be retained for B-class employment uses, although a flexible approach should be undertaken if opportunities emerge for the refurbishment of some of the poorer mill buildings	SFRA 140	Exception Test	N/A	N/A	Part of Boys Mill (Dale Mill, Globe Mill, Albion Mill)	<u>Housing assessment:</u> 1 strong positive for housing, 6 minor positive impacts and 3 minor adverse impacts <u>Employment assessment:</u> 7 minor positive impacts and 2 minor positive impacts	Part of EMP2.53	Part of Existing Employment EE42 - Waterfoot Mills. The remainder of the site is at high risk of flooding and not suitable for residential use.

**Table 7: Further SHLAA site assessments undertaken after the Local Plan Hearings**

New SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
SHLAA 19440	Land at Wavell House and car parking, Helmshore	Developable	N/A	N/A	No predicted heritage impact	EMP22	Retain, but monitor going forward. Consider a flexible approach to the future development of the site, potentially involving a mix of uses.	Part of SFRA5 6	Consider for withdrawal based on surfaces water risk	N/A	N/A	Land at Wavell House, Helmshore	Housing assessment: 1 strong adverse impact on employment location, 4 minor positive impacts and 2 minor adverse impacts	EMP2.25	The site is proposed for allocation as an existing employment site EE20 – Wavell House.
SHLAA 19432	Stubbins Vale Mill	Developable	N/A	N/A	Could be acceptable, with the retention of the extant Mill buildings. Prior to any consideration of design and development, a detailed Buildings Archaeology report shall be undertaken, this will aid with the necessary submission details. This shall be undertaken by a qualified Buildings Archaeologist. The extant elements of the Mill including the weaving sheds shall be retained and converted. Given the plan form and layout it will lend well to conversion. There may be the needs for increased openings and doors, these should ensure they match the detail of the existing openings. The roof of the weaving sheds presents the opportunity to some changes including replacing slates with roof lights and window panes. The roof structure will present a unique opportunity and the structure should be retained and not lost. Any works for repairs to the walls shall be undertaken using lime only. Doors and windows shall be constructed of timber, however the use of metal can be considered, however care needs to be taken to keep window frames and glazing bars to a minimum.	EMP47	The site should be retained for B-Class employment uses.	N/A	N/A	N/A	N/A	Stubbins Vale Mill, Stubbins Vale Road, Stubbins	Housing assessment: 1 strong adverse impact on employment location, 9 minor adverse impacts and 2 minor positive impacts	EMP2.4	The site is proposed for allocation as an existing employment site EE37 – Stubbins Vale Mill.
SHLAA 19439	Land south of Loveclough Park and Penny Lodge Lane	Deliverable	N/A	N/A	Acceptable, subject to strict adherence to the mitigation. I would consider that the boundary line needs to be pulled in from the east. It is fair to say that given the locality and vernacular within the area the materials to be used would have to be of natural stone and slate. The stone could be	N/A	N/A	N/A	N/A	N/A	N/A	Extension to H13, Loveclough	Housing assessment: 9 minor adverse impacts and 3 minor positive impacts	N/A	The site was proposed for a housing allocation by a developer after the submission of the Local Plan. It is currently situated within the countryside and adjoins a proposed housing allocation. The SHLAA considers that the site is 'deliverable'.

New SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
					rock or pitched faced. I would also consider that windows and doors to be constructed from timber. All dwellings would be restricted to two storeys with simple roof plans and with use of dormers been resisted. While development might be achieved in the site it is considered that the highest standard of design would be achieved. The use of standard and poor quality designs will be resisted. The development to be pulled in from the east. Detailed Landscaping scheme to be produced, focus to the boundary of the plot.										
SHLAA 20437	Land north of Back Lane, Rising Bridge	Not developable or not to be included in the SHLAA	Parcel 01	Sub-area identified for potential release	No predicted heritage impact	N/A	N/A	N/A	N/A	N/A	N/A	Land north of Back Lane, Rising Bridge	Housing assessment: 6 minor adverse impacts and 4 positive impacts	N/A	The SHLAA considers the site is not suitable for development due to significant access issues and potential adverse landscape impacts.
SHLAA 20438	Land west of A56, Rising Bridge	Developable	Parcel 03	Parcel identified for potential release	No predicted heritage impact	N/A	N/A	N/A	N/A	N/A	N/A	Land west of A56, Rising Bridge	Housing assessment: 7 minor adverse impacts and 4 minor positive impacts	N/A	The SHLAA considers the site is developable subject to a landscape impact assessment. However, the SA identified more adverse impacts than positive ones.
SHLAA 20433	Land between Haslingden Road and A682	Not developable or not to be included in the SHLAA	Parcel 17	Parcel identified for potential release	Acceptable subject to, line of development would need to be pulled in from the west so that the line is past Oakley Street. Any development would not be permitted to be of a standard form. Large scale box units would not be acceptable. Materials will need to be well considered, ensuring that the use of large scale steel sheeting or cladding are not permitted. The layout would also need to ensure that it is well divided and the massing broken up. The development should ensure that it is located to the mid band of the plot. The existing trees on the site should be retained at all costs as they assist with natural buffering with views looking onto the Conservation Area. Any trees which are required to be removed shall be replaced with semi-mature trees of a native species. Additional planting will be required along the road frontage	N/A	N/A	N/A	N/A	N/A	N/A	Land between Haslingden Road and A682	Housing assessment: 10 minor adverse impacts and 3 minor positive impacts	N/A	The SHLAA considers that the site is not suitable for development due to a number of constraints identified, including significant access issues.
SHLAA 20434	Sunnybank Social Club, Station House and land at rear, Helmshore	Not developable or not to be included in the SHLAA	Parcel 30	Sub-area identified for potential release	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The SHLAA considers that the site is not developable. Indeed, the site is currently in use as a mix of recreational and residential uses.

New SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
SHLAA 20435	Land north of Aitken Street, Irwell Vale	Not developable or not to be included in the SHLAA	Parcel 35	Parcel identified for potential release	Could be acceptable so long as the mitigation is adhered to. The site would not be developable to the southern side of the plot (see appendix mapping) and would be restricted to the northern end only. Housing would be restricted to two stories only, no use of dormer or roof extensions. The houses should look to the local vernacular for examples and should ensure that the materials are appropriate making use of natural stone and natural slate. The layout should ensure that it does not form the layout of a modern housing cul-de-sac development as this would appear alien in situ. As noted development would be restricted to the north of the site to protect the important views out of the Conservation Area. There will need to be a detailed landscaping plan for the site, including a landscaping buffer to the south of the development line to ensure that the built form is softened.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The SHLAA considered that the site is not developable as it is almost entirely situated in a zone at high risk of flooding (flood zone 3) and is also fairly isolated from services.
SHLAA 20436	Land off Hill Street and Wall Bank Lane, Whitworth	Not developable or not to be included in the SHLAA	Parcel 74	Sub-area identified for potential release	No predicted heritage impact	N/A	N/A	N/A	N/A	N/A	N/A	Land off Hill Street and Wall Bank Lane, Whitworth	Housing assessment: 7 minor adverse impacts and 4 positive impacts	N/A	The SHLAA considers that the site is not suitable for development due to significant access issues and potential adverse landscape impacts.
SHLAA 20439	Sewage Treatment Works, Irwell Vale	Not developable or not to be included in the SHLAA	Parcel 32	Parcel identified for potential release	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The SHLAA considers that the site is not developable as only a small portion of the site could be suitable for development and this area is not currently considered available.
SHLAA 20440	Clod Lane Play Area, Haslingden	Not developable or not to be included in the SHLAA	Parcel 22	Sub-area identified for potential release	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Recreation Area	The SHLAA considers that the site is not developable as it is in use a recreational area. The Local Plan proposes to maintain the designation of the site as a Recreation Area.
SHLAA 20441	Land south of Grane Road, Helmshore	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	N/A	N/A	N/A	N/A	N/A	N/A	Land south of Grane Road, Helmshore	Housing assessment: 9 minor adverse impacts and 1 minor positive impact	N/A	The SHLAA concludes that the site is not suitable due to its location, this is a standalone site within the countryside also quite isolated from local services and with poor access to public transport. It is likely to have significant landscape impacts.

**Table 8: Sites rejected for housing allocation but allocated as employment sites**

SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Review Conclusion	Heritage Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
SHLAA18424	Forest Mill, Water	Developable	N/A	N/A	Conversion of the Mill can be achieved.	EMP20	Retain for employment uses	Not assessed	N/A	N/A	N/A	Forest Mill, Water	1 strong adverse impact on employment location, 4 minor adverse impacts and 3 minor positive impacts	EMP2.51	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as existing employment site EE41 – Forest Mill.
SHLAA18430	Albert Mill and Britannia Mill, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP09	Retain for employment purposes	Not assessed	N/A	N/A	Suitable for development with mitigation	Hud Rake / Hud Hey, Haslingden	<p><u>Housing assessment:</u> 2 strong adverse impacts for water and climate change adaptation, 3 strong positive impacts for landscape, housing and transport, 3 minor adverse impacts and 1 minor positive impact</p> <p><u>Employment assessment:</u> 2 strong adverse impacts for water and climate change, 2 strong positive impacts for landscape and transport, 3 minor adverse impacts and 3 minor positive impacts</p> <p><u>Retail assessment:</u> 2 strong adverse impacts for water and climate change, 2 strong positive impacts for landscape and transport, 3 minor adverse impacts and 2 minor positive impacts</p>	EMP2.14	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of the existing employment site EE12 – Large Site at Hud Hey.
SHLAA16115	Hugh Business Park, Stacksteads	Not developable or not to be included in the SHLAA	N/A	N/A	New Heritage Assessment available in Action 8.1: no predicted heritage impact	EMP53	Retain for employment use	SFRA138	Development could be allocated subject to FRA	N/A	N/A	Hugh Business Park	<p><u>Employment use (SA 2017):</u> 1 strong adverse impact for water, 3 strong positive impacts for landscape, employment location and transport, 2 minor adverse impacts and 2 minor positive impacts</p> <p><u>Housing use for the western part (SA Addendum 2020):</u> 1 strong adverse impact for employment location, 4 positive minor impacts and 2 minor negative impacts</p>	Part of EMP2.55	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of the existing employment site E44 – Hugh Business Park.
SHLAA16093	Toll Bar Business Park,	Deliverable	N/A	N/A	New Heritage Assessment available in Action 8.1: Could be acceptable, subject to full retention of the Mill complex,	EMP31	Retain as mixed-use site (B1 and retail/leisure/residential)	SFRA291	Consider site layout and design	N/A	N/A	Toll Bar Business Park	<u>Housing assessment:</u> 1 strong positive impact for housing, 1 strong negative impact for employment location, 2 minor	EMP2.40	The site is in use for employment (B-class uses) as well as retail and leisure. The site is proposed to be retained as existing employment site in the Local

SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Review Conclusion	Heritage Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
	Stacksteads				detailed Buildings Archaeology report being undertaken at an early stage, by a fully qualified and professional Buildings Archaeologist. The retention of all historic fabric, fixtures and fittings. This will require a detailed Heritage statement which the BA Report will feed into.								adverse impacts and 5 minor positive impacts		Plan: EE30 – Toll Bar Business Park.
SHLAA16252	New Hall Hey, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Planning permission granted	EMP08	Retain for employment development	SFRA131	Development could be allocated subject to FRA	N/A	N/A	New Hall Hey West	<u>Employment assessment:</u> 1 strong positive impact for employment location, 5 minor adverse impacts, 3 minor positive impacts	EMP2.31	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as existing employment site EE24 - New Hall Hey.
SHLAA16145	Shawclough Works, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP88	Retain for B-class employment uses	SFRA215	Consider for withdrawal based on surface water risk (for residential use)	N/A	N/A	Not assessed	N/A	EMP2.10	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as existing employment site EE9 - Springvale Works, Shawclough Road.
SHLAA16332	Hutch Bank Farm, Flip Road, Haslingden	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP37	Retain for employment use	SFRA280	Should be allocated on flood risk grounds	N/A	N/A	Not assessed	N/A	Part of EMP2.19	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing Employment EE16 - Carrs Industrial Estate.
SHLAA16400	Warth Goods Yard, Bacup Road, Rawtenstall	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP51	Retain for B-class employment uses	Not assessed	N/A	N/A	N/A	Buckhurst Plant /Warth Mill plus land at rear	<u>Housing assessment:</u> 2 strong positive for housing and transport, 7 minor adverse impacts and 3 minor positive impacts <u>Employment assessment:</u> 1 strong positive for transport, 4 minor positive impacts and 3 minor negative impacts	Part of EMP2.54	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing Employment EE43 – Warth Mill.
SHLAA16401	Warth Mill, Warth Lane, Waterfoot	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP51	Retain for B-class employment uses	SFRA81	Development could be allocated subject to FRA	N/A	N/A	Buckhurst Plant/ Warth Mill plus land at rear	<u>Housing assessment:</u> 2 strong positive impacts for housing and transport, 7 minor adverse impacts and 3 minor positive impacts <u>Employment assessment:</u> 1 strong positive impact for transport, 4 minor positive impacts and 3 minor negative impacts	Part of EMP2.54	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing Employment EE43 – Warth Mill.
SHLAA16414	Land to the south of Henrietta	Not developable or not to be included in the	N/A	N/A	Not assessed	EMP61	Retain for B-class employment uses	Not assessed	N/A	N/A	N/A	Not assessed	N/A	Part of EMP2.2	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing

SHLAA Ref	Site Name & Address	SHLAA Conclusion	Green Belt Parcel Ref	Review Conclusion	Heritage Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Comments
	Street, Bacup	SHLAA													Employment EE2 – Henrietta Street.
SHLAA18421	Grane Road Mills	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP37	Retain for employment use	Not assessed	N/A	N/A	N/A	Not assessed	N/A	Part of EMP2.19	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing Employment EE16 – Carrs Industrial Estate.
SHLAA18429	Waterfoot Police Station	Not developable or not to be included in the SHLAA	N/A	N/A	Not assessed	EMP51	Retain for B-class employment uses	Not assessed	N/A	N/A	N/A	Not assessed	N/A	Part of EMP2.54	The Employment Land Review recommends to retain the site for employment use. The site is proposed to be allocated as part of Existing Employment EE43 – Warth Mill.
SHLAA16251	Townsend Fold, North of Hill, Rawtenstall	Developable	N/A	N/A	No predicted heritage impact (site visit).	EMP72	The 2017 study recommends not to allocate for employment. The 2019 update concludes that the site can be allocated for employment use.	SFRA155	Exception Test (for residential use)	N/A	N/A	Townsend Fold	<u>Housing assessment:</u> 1 strong adverse impact for climate change adaptation, 1 strong positive impact for housing, 7 minor adverse impacts and 3 minor positive impacts <u>Employment Assessment:</u> 1 strong adverse effect for climate change adaptation, 1 strong positive effect for employment, 6 minor negative effects and 3 minor positive effects	EMP2.34	The 2019 assessment update concludes that the site can be allocated for employment. The site proposed to be allocated as NE4 - Extension of New Hall Hey, Rawtenstall

## Appendix 1: Sites with planning permission / Completed sites

The following sites either have planning permission for housing so they are automatically assumed to be part of the housing supply, are already complete (and therefore are removed from the future supply) or have permission for a non-residential use (and therefore are not considered available for housing).

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
SHLAA 16124	Former Kearns Mill, Cowpe	Deliverable in the next 5 years	N/A	N/A	Planning permission granted. Site under-construction.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.88	Site completed
SHLAA 16173	Whinberry View, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Not assessed, developed.	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Whinberry View	4 strong positive impacts on landscape, natural resources, housing and transport, 3 minor negative impacts and 3 minor positive impacts	N/A	Site completed
SHLAA 16186	Constable Lee Court, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Site now completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Constable Lee Court	3 strong positive impacts for landscape, housing and transport, 1 strong negative impact for water, 2 minor negative impacts and 3 minor positive impacts	N/A	Site completed
SHLAA 16273	Croft End, Stubbins	Deliverable in the next 5 years	N/A	N/A	Planning permission granted	EMP42	Release for non B-Class use	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.72	Site completed
SHLAA 16298	Wavell House, Helmshore	Deliverable in the next 5 years	N/A	N/A	No predicted heritage impact	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Wavell House	2 strong positive impacts for landscape and employment location, 4 minor positive impacts and 1 minor adverse impact	HS2.75	Site completed
SHLAA 16303	Former Holden Vale Hotel, Holcombe Road, Helmshore	Deliverable in the next 5 years	N/A	N/A	Site now completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16335	14 Deardengate, Haslingden, Rossendale	Deliverable in the next 5 years	N/A	N/A	Planning permission granted	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Planning permission granted (2016/0001) and likely to be completed before Local Plan adoption
SHLAA 16354	Bacup Conservative Club, Irwell Terrace, Bacup	Deliverable in the next 5 years	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Under construction and likely to be completed before Local Plan adoption
SHLAA 16355	Land adj 368 Rochdale Road, Britannia	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16365	Stack Lane, Rochdale Road, Bacup	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16366	Land off Douglas Road, Bacup	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.20	Site completed
SHLAA 16368	Former Hospital, Haslingden	Deliverable in the next 5 years	Parcel 14	Retain	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.62	Site completed

SHLAA 2018 Ref	Site Name & Address	SHLAA 2018 Conclusion	Green Belt Parcel Ref	Green Belt Review Conclusion	Heritage Impact Assessment Conclusion	Employment Land Review 2017 Ref	Employment Land Review 2017 Conclusion	SFRA 2016 Ref	SFRA 2016 Conclusion	Environmental Network Study 2017	Landscape Study 2015	SA Site Name	SA Conclusion	Regulation 18 Ref	Reason for not allocating
	Road, Rawtenstall														
SHLAA 16369	7 John Street, Haslingden	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16370	Orama Mill, Hall Street, Withworth	Deliverable in the next 5 years	N/A	N/A	Site completed	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	N/A	Site completed
SHLAA 16372	Land at Hurst Platt, Waingate Road, Rawtenstall	Deliverable in the next 5 years	N/A	N/A	Site under construction	Not assessed	N/A	Not assessed	N/A	N/A	N/A	Not assessed	N/A	HS2.56	Site under construction. 4 houses remaining which is too small for allocation
SHLAA 16009	Land to the rear of 303 to 321 Market Street, Whitworth	Developable in the medium to long term (within 6 to 10 years, or after 10 years)	N/A	N/A	Not assessed	Not assessed	N/A	SFRA 271	Require further investigation based on surface water risk	N/A	N/A	Not assessed	N/A	N/A	Planning permission for non-residential use
SHLAA 16068	Bacup Leisure Centre, Bacup	Not developable or not to be included in the SHLAA	N/A	N/A	No predicted heritage impact	H45	Release for mixed-use development	SFRA 32	Development could be allocated subject to FRA	N/A	N/A	Former Bacup Leisure Centre	2 strong positive impacts for natural resources and housing, 5 minor adverse impacts and 2 minor positive impacts	N/A	The site obtained planning permission in March 2018 for the demolition of the existing building and erection of a 5 pump petrol filling station and associated retail store (planning reference 2017/0633).

## Appendix 2: Additional Heritage Impact Assessments

### Contents

Land at East Bank, Burnley Road East, Water – SHLAA16153 **Error! Bookmark not defined.**

Lea Brook, Land off Holland Avenue, Rawtenstall - SHLAA16222 **Error! Bookmark not defined.**

The Heritage Arcade, Rawtenstall - SHLAA18426 **Error! Bookmark not defined.**

Knowsley Crescent – SHLAA16029 **Error! Bookmark not defined.**

Land at Tough Gate, Britannia - SHLAA16032 **Error! Bookmark not defined.**

Land to the back of Britannia School and to the north of Warren Drive - SHLAA16034 **Error! Bookmark not defined.**

Land off Rakehead Lane, Stacksteads - SHLAA16108 **Error! Bookmark not defined.**

Vacant Haulage Yard, Burnley Road East, Water – SHLAA16154 **Error! Bookmark not defined.**

Crabtree Hurst, Waterfoot – SHLAA16163 **Error! Bookmark not defined.**

Land south of Chatterton Old Lane, Stubbins – SHLAA16272 **Error! Bookmark not defined.**

Land To Rear Of Helmshore Road – SHLAA16307 **Error! Bookmark not defined.**

Langwood, Haslingden Road, Rawtenstall – SHLAA16313 **Error! Bookmark not defined.**

Belmont Farm, Haslingden Old Road – SHLAA16316 **Error! Bookmark not defined.**

Land At South Side Of Hud Rake - SHLAA16336 **Error! Bookmark not defined.**

Land to south of Weir Bottom Farm, Weir - SHLAA16409 **Error! Bookmark not defined.**

Land to east of Bury Road and the rear of Horncliffe House, Edenfield - SHLAA16411 **Error! Bookmark not defined.**

Land adjacent to 146 Fallbarn Crescent - SHLAA18416 **Error! Bookmark not defined.**

Land north of Adelaide Street - SHLAA16194 **Error! Bookmark not defined.**

New Hall Hey cricket ground – SHLAA18427 **Error! Bookmark not defined.**

Site	Land at East Bank, Burnley Road East, Water – SHLAA16153
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with	

Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	
--	--

Site	Lea Brook, Land off Holland Avenue, Rawtenstall - SHLAA16222
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable	

<p>in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 &amp; NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	
--	--

<p>Site</p>	<p>The Heritage Arcade, Rawtenstall - SHLAA18426</p>
<p>Description of site</p>	<p>The site is a former Art Deco Cinema, located on Bacup Road next to the former Bus Station. The site is located within the Rawtenstall Conservation Area.</p>
<p>Heritage assets potentially affected</p>	<p>Rawtenstall Conservation Area  Grade II – Longholme Methodist Church  Grade II – Gateway and Railing to Churchyard of Longholme Methodist Church  Grade II – Longholme Parsonage  Grade II – Queens Arms Hotel  Grade II – Ilex Mill  Non Designated Heritage Asset – Former Art Deco Cinema (Heritage Arcade)</p>
<p>Significance</p>	<p>Rawtenstall Conservation Area – Designated in December 1990 for its special Character. Contains several Listed and Non Designated Heritage Assets.</p> <p><i>14/146 Longholme Methodist Church 7.6.1971 GV II</i></p> <p><i>Wesleyan Methodist chapel, 1841-2, by James Simpson of Leeds (Pevsner). Sandstone ashlar, low-pitched slate roof. Rectangular plan 5 x 6 bays. Two storeys, symmetrical, Greek Revival: on 5 low steps a tetrastyle Ionic portico with pediment, tall double doorways in 2nd and 5th bays, 3 windows at ground floor, all these with architraves (shouldered at ground floor). Pilastered corners and side walls, which have round-headed windows on both floors, the upper with an impost band and archivolt. Interior: originally an oval gallery carried round the whole with pulpit at ground floor and organ above at the west end, but now altered, the ground floor ceiled to make a hall below and church above; most of the original raked and curved gallery benches remain. History: was originally centre of Rawtenstall Wesleyan Methodist circuit.</i></p>

*14/147 Gateway and railings to - churchyard of Longholme Methodist Church*

*GV II*

*Cast iron railings on south, west, and part of north and east sides of churchyard, probably c.1840. Spear-headed railings (on stone plinth) divided into groups of 12 by decorated posts with acorn finials (some missing). Railings curve round perimeter of garden of parsonage, dividing it from the churchyard; at north west corner are square gatepiers with banded faces, moulded caps and rounded tops, supporting iron gates which match railings.*

*14/148 No.2 (Longholme Parsonage) - GV II*

*Parsonage to Longholme Methodist Church (q.v.), c.1840 (said to antedate church). Watershot dressed sandstone with quoins, moulded gutter cornice to front, slate roof with gable chimneys. L-shaped plan: 3 bays with rear service wing to 3rd bay. Two storeys, symmetrical; doorway with rectangular fanlight and moulded architrave, protected by glazed wooden porch, 2 windows at ground floor and 3 above, all sashed without glazing bars. Interior: stick baluster staircase with curtail. Some moulded plaster work.*

*14/233 Queen's Arms Hotel - GV II*

*Hotel, 1830. Dressed sandstone, hipped slate roof with side wall chimneys. Rectangular plan 5 x 3 bays. Three storeys, symmetrical, in simple classical style, with moulded cornice, low parapet, doorways with simple surrounds and cornices in centre of front and right return walls, vertical rectangular windows with altered glazing at ground floor, sashed above, those at 2nd floor shorter. Interior altered. History: built on new crossing of Burnley-Bury and Blackburn-Todmorden turnpike roads; in earlier C19 served as courthouse and town hall.*

*II*

*Cotton mill, built in 1856 for Peter Whitehead, who perhaps was its designer if not its architect. Coursed squared rough-faced sandstone. Mainly five storeys of equal height, with uniform 9-pane vertical*

	<p><i>windows. Not of symmetrical layout. Three and two-storey wings share slender, coupled pilaster strips, at corners and elsewhere, with main block. Mostly flat-roofed over rudimentary cornice. Very tall chimney rises from pedestal with quoins and cornices and has bands and cornice at head. Interior has cast-iron columns supporting the arched brick ceilings.</i></p>
<p>Contribution site makes to significance</p>	<p>The site is within the Rawtenstall Conservation Area. The site is within the setting of the stated Listed Buildings. The Cinema is considered to be a non-designated heritage asset of high significance to the area. Heritage Arcade (former cinema) is noted as a 'Positive Unlisted Building of High Quality' and the adjoining building is a Modern 'Positive Building' which fit into the townscape. While the building is not listed it would be a candidate for Local Listing and applying the necessary criteria it would be consider a 'Non Designated Heritage asset' which makes a positive contribution to the Conservation area. The character and quality of the building have not diminished as the building retains its key architectural features which shows and forms a key part of the development of the townscape. The cinema was opened in 1920 as a purpose built Picture House following a clear trend nationally and locally. It clearly shows the influence of the Art Deco period which started in the early 20<sup>th</sup> Century. The design of the building clearly shows that the architects of the area were keeping up with designs and trend of the period.</p> <p>This section of the Conservation Area is highly sensitive with several key listed and non-designated assets next to and adjacent to the site. Directly opposite the site is the Grade II Longholme Methodist chapel dated 1841-42 and designed by a noted Architect from Leeds constructed in classical revival style. In addition to this, the gates and railings to the churchyard of the chapel are independently listed at Grade II. Adjacent to the site is the Grade II Parsonage to the Chapel constructed at the same time as the Chapel which is more modest in design, but highly reminiscent of the late Georgian influence. Again directly opposite the site is a later Victorian dwelling with its Gothic features and rock faced stone work.</p> <p>To the right of the site is the former Town Hall which holds a dominant presence on the streetscape.</p>

	<p>While there has been some demolition to the building these are to the later additions and the original earlier sections have been retained given their importance both historically and architecturally to the town and its contribution to the Conservation area and development of the town. The building dates from 1874 and was built in the striped palazzo style which is unusual for the area hence its significance. The building has multiple phases and was extended to meet demand and reuse.</p> <p>On the wider setting directly down from the site is the Grade II Ilex Mill built in 1856 and one of the largest cotton Mills within the Borough and has since been converted into residential use. The site has clear site lines to the Mill and there are very clear views from the Mill.</p> <p>The site also falls into a key site line from the end of Bacup Road looking onto the Ilex Mill which as noted is a dominate feature within the area. The proposed development would cut into this site line and stand out as an alien feature on the streetscape.</p>
Possible impact of loss of site and development on significance of asset	Loss of the Cinema building would be considered to cause substantial harm, due to the loss of heritage asset and impact to the Conservation Area.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	There is some opportunity with the retention of the cinema building to enhance it as a key building, however this would require the highest level of detail.
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	Retention of the cinema building. On consideration of the reuse of the building, we are of the understanding that the building has changed internally and a good amount of the interior is reproduction Deco, this being said there may be element which are more original, but there is real scope for reuse of the space. I would even consider that if there are concerns about the fitting out of the shell of the building that modular pods systems could be considered. This would require substantially less intervention and have been widely used in a range of historic buildings. I feel a more creative and adaptive approach is required, as the current approach seems to be quite linear in terms of reuse of the building. In terms of the impact to the external character and appearance of the building,

	<p>with the use of careful consideration of style of window openings, looking to replicate existing openings and modest design this can be achieved. To the roof line there can be introduction of glazing and fixed roof lights and glass panes, creating a more central focused light well to the top of the roof pitch. This could create a good light source into the central area. I have worked up some very rough sketch schemes which work on the premise of retaining the building, possibly working on the premise of having the upper mezzanine. The plans are very rough, but work on the basis of having a centre amenity area which is flanked by accommodation on either side and the upper floor. There could be roof glazing to create the centre light well as previously discussed. The system of inserting the accommodation could be achieved through prefabricated unit, or a very simple fit out system. On the elevation sketch is an idea of how the fenestration could be addressed, making use of existing opening designs and replicating these.</p>
<p>Location of development within the site: Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 &amp; NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Acceptable with the retention and reuse of the cinema building. Unacceptable with the consideration of the loss of the building.</p>

Site	Knowsley Crescent – SHLAA16029
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views,	

visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land at Tough Gate, Britannia - SHLAA16032
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography,	

open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	
Site	Land to the back of Britannia School and to the north of Warren Drive - SHLAA16034
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	

Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	
---	--

Site	Land off Rakehead Lane, Stacksteads - SHLAA16108
Description of site	The site is located off Rakehead Lane. The site has a steep gradient up from the road and is visually quite prominent in the immediate area.
Heritage assets potentially affected	Grade II - 22, 24 & 26 Rakehead Lane
Significance	6/52 Nos. 22, 24 and 26 - - II  Row of 3 cottages, c. 1800. Watershot coursed sandstone with quoins to rear corners (return walls and parts of rear wall now rendered), stone slate roof with 2 chimneys on the ridge and one at right gable. Double depth, each cottage one bay. Two storeys; each has plain doorway to left and stepped triple-light window on each floor, but No. 24 has 2 at 1st floor: these windows slightly irregular in size and disposition. Left return wall has near rear corner a 2-light flush mullion window at ground floor and remains of a 3-light window above (the outer lights blocked); rear of No. 24 has two 3-light windows at 1st floor.
Contribution site makes to significance	The proposed development site does form a part of the wider setting of the Grade II Cottages. Within the area there has been no development and the setting of the cottages has remained unaltered. From the cottages there are important views and sites lines on the countryside which forms the development plot.
Possible impact of loss of site and development on significance of asset	There is potential for there to be unacceptable harm to the Listed assets.
Secondary effects e.g. increased traffic movement	Development would lead to an increase in traffic movement to the area and likely also lead to the need for improvement to the road access, of which

	would have a further impact.
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	Development would need to be pulled south of the site, development would not be permitted to the front of the site with the clear views from the Listed cottages. (see appendix map). The development would be restricted to 2 storeys. Given the locality it would be required for houses to be made of natural stone and slate to match the local vernacular. The design will be crucial as there are significant visible wider views of the site. The development should look to the immediate area for layout and plan form ensuring that it does not take the form of a standard housing estate.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	As stated the development shall be pulled further south to ensure the key views from the Listed assets are protected.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable, so long as the following mitigation is adhered to. Development would not be permitted to the front of the site with the clear views from the Listed cottages. (see appendix map). The development would be restricted to 2 storeys. Given the locality it would be required for houses to be made of natural stone and slate to match the local vernacular. The design will be crucial as there are significant visible wider views of the site. The development should look to the immediate area for layout and plan form ensuring that it does not take the form of a standard housing estate. As stated the development shall be pulled further south to ensure the key views from the Listed assets are protected.



Site	Vacant Haulage Yard, Burnley Road East, Water – SHLAA16154
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Crabtree Hurst, Waterfoot – SHLAA16163
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land south of Chatterton Old Lane, Stubbins – SHLAA16272
Description of site	The site is open grassland/ fields which is located between Chatterton Road and Bolton Road North. The land slopes down from Bolton Road north in the valley towards the linear Hamlet. The Hamlet is very modest in form.
Heritage assets potentially affected	Chatterton and Strongstry Conservation Area and associated heritage assets.
Significance	The Conservation Area was first designated in 1975. The area was recognized for its special significance, reflecting an area of Rossendale which has strong connections to the industrial past.
Contribution site makes to significance	The proposed development site forms a part of the setting of the Conservation Area of which hold several key and important views both into and out of the conservation area. The area is considered to be a key part to the significance of the area.
Possible impact of loss of site and development on significance of asset	Development on this plot would cause considerable harm to the Conservation Area. It would entirely alter its character.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site:	

<p>Topography, open space, landscaping, protection of key views, visibility</p>	
<p>Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 &amp; NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)</p>	<p>Considered to be unacceptable causing substantial harm to the Conservation Area. Given the topography and landscape of the land there would be no scheme which would sufficiently mitigate against any such development.</p>

Site	Land To Rear Of Helmshore Road – SHLAA16307
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

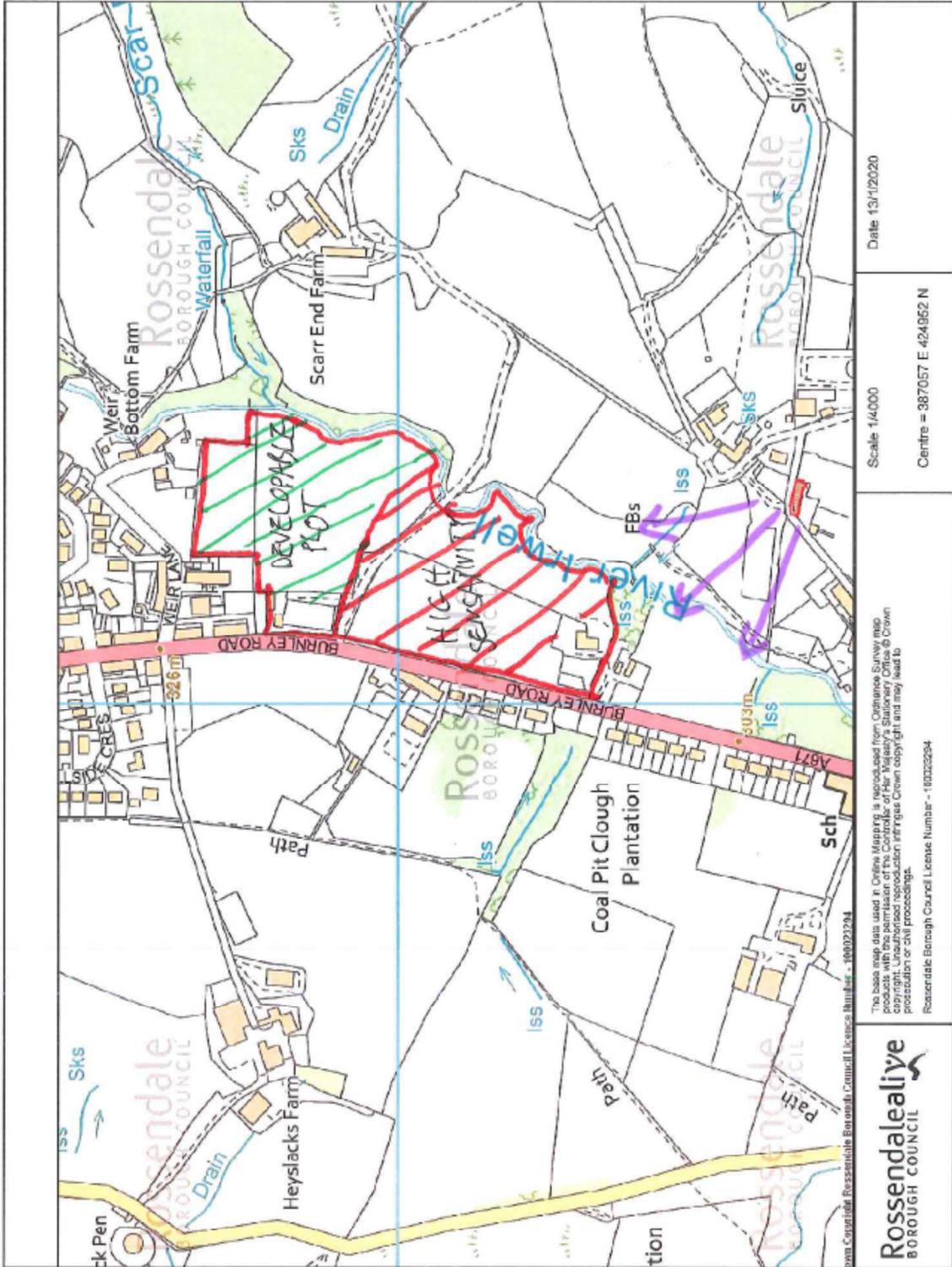
Site	Langwood, Haslingden Road, Rawtenstall – SHLAA16313
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Belmont Farm, Haslingden Old Road – SHLAA16316
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land At South Side Of Hud Rake - SHLAA16336
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	

Site	Land to south of Weir Bottom Farm, Weir - SHLAA16409
Description of site	The site is located to the south side of the Hamlet of Weir. The site sloped away from the Road (Burnley Road) which connects Weir to the centre of Bacup. The site is currently open grassland. There are long views onto and from the Countryside of which is an important feature of the area.
Heritage assets potentially affected	Grade II Dog Pits Farmhouse and attached Barn
Significance	<i>Farmhouse with attached barn under one roof, probably late C18, recently renovated, now house. Coursed squared sandstone facade, otherwise random rubble, stone slate roof with 3 chimneys on the ridge. House is 3 bays and 2 storeys; single storey gabled porch at junction of 2nd and 3rd bays (in line with 3rd chimney), and plain doorways also in 1st and 3rd bays (the latter altered as a window); the 1st and 2nd bays have on each floor a Venetian-style flush-mullioned window of 3 lights, the centre light round-headed, and there is a similar window at 1st floor of the 3rd bay, (with a long sill band) and another at ground floor of the right return wall. (Other openings in side and rear walls, mostly small rectangular, are original but of less interest). Two-bay barn continued to left (vertical joint at the junction) has round-arched wagon entrance to 2nd bay, simple doorway and window in 1st bay; left return wall of house, visible inside barn, shows gable line of earlier and smaller building. Two-storey lean-to stable at left side of barn.</i>
Contribution site makes to significance	The proposed development site does form a part of the wider setting of the Grade II Farmhouse. To the immediate west of the site there are long views onto the hillsides and to the North West there are continued views. There is an acceptance that there has been some development within the setting of the farmhouse, but this has been relatively minimal and the appreciation is still clearly visible.
Possible impact of loss of site and development on significance of asset	Development of the whole proposed site would likely see the setting of the Farmhouse entirely eroded of which would constitute substantial harm to the Listed asset. There might be scope for the plot to be reduced and retain the setting.

Secondary effects e.g. increased traffic movement	There will be the needs for the creation of road layouts and new infrastructure of which will likely create temporary and permanent visual harm to the farmhouse
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development site would need to be restricted to the north portion of the site (see appendix map). The setting of the Listed Farmhouse will still to a degree be impacted upon, however it will be much reduced. The development will need to be well considered in respects to the layout. The use of standard housing development cul-de-sac layout will not be acceptable and examples should be taken from the immediate area of which is made upon on mainly terraced dwellings. The materials shall ensure they are of natural stone and slate. Houses shall be restricted to two storeys. Given the land levels and key site lines this will be critical.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	As noted the site will be located to the northern portion of the plot. To the southern side of the plot there will need to be a developed landscaping scheme, with substantial tree planting. To the existing development line of Weir there is existing tree planting of which helps to soften the built form and will be vital to mitigate an views and glimpsed views onto and from the Listed Farmhouse.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	Acceptable, so long as the site plot is reduced as indicated, the inclusion of the developed landscaping to the south of the site. The development will need to be well considered in respects to the layout. The use of standard housing development cul-de-sac layout will not be acceptable and examples should be taken from the immediate area of which is made upon on mainly terraced dwellings. The materials shall ensure they are of natural stone and slate. Houses shall be restricted to two storeys. Given the land levels and key site lines this will be critical.



Date 13/1/2020

Scale 1:4000

Centre = 387057 E 424952 N

The base map data used in Online Mapping is reproduced from Ordnance Survey map data. The copyright in this data remains the property of Ordnance Survey. All other content, including text, graphics, logos, icons, and any other material contained herein, is the property of Rossendale Borough Council. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Rossendale Borough Council.

Rossendale Borough Council License Number - 161222204



Site	Land to east of Bury Road and the rear of Horncliffe House, Edenfield - SHLAA16411
Description of site	The site is located on the hillside overlooking the valley. The site is in part to the immediate east of Horncliffe House and Lodge. Part of the site is to the south of Horncliffe house and forms open fields and countryside. The sites setting is very much of a Countryside aspect.
Heritage assets potentially affected	Grade II – Horncliffe House Curtilage Listed Lodge House
Significance	<p>6/171 Horncliffe House - - II</p> <p>Large house, later C19, now Old People's Home. Sandstone with ashlar and carved dressings, hipped slate roofs with various chimneys. Double-pile plan with rear extensions etc. Two storeys; symmetrical 3-bay facade to front range has rectangular porch with round-headed entrance arch in front and segmental-headed windows in sides, dentilled cornice, balustraded parapet with an ornamental pediment in the centre and corner finials; ground floor has tripartite sashed windows in shallow bays of ashlar with dentilled cornices, above which similar surrounds to coupled segmental-headed sashed 1st floor windows have chamfered sills with carving in the centre, and elaborately carved parapets with finials, that over the centre window being much larger. Outer bays of rear range have similar windows. The principal feature of interest is the interior, which has richly ornamented doorcases, cornices, plaster ceilings, stairwell with painted panels in the sides of the skylight, and 3 fireplaces of interest: in the hall of freely carved stone in the shape of a mantel clock, incorporating a round clock in the overmantel carving; in the front room to the right, with Art Nouveau copper hood and side panels in a wooden architrave incorporating 3 oval pictures in the overmantel; and in the study to the rear also in Art Nouveau style with copper hood and panelled surrounds with alcoves incorporating overmantel cupboards with ornamental hinges.</p> <p>Recently suffered substantial fire, however the significance of the site is still intact.</p>
Contribution site makes to	The site to the immediate west of the House forms a

significance	part of the setting of Horncliffe House. It is highly visible from several vantage points and looks out onto the countryside with clear views out and onto the site. As the site moves southwards the setting does diminish, but is still important to the site.
Possible impact of loss of site and development on significance of asset	Development of the whole site would cause substantial harm to the Listed House. It is considered that there might be a reduced scheme which could be acceptable.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The yield of the site shall be reduced by pulling the development line further south. This will reduce the impact on the listed asset. Given the nature of the area care will need to be taken in consideration of the layout. It is highly visible and exposed and use of standard housing layouts will be not be acceptable or appropriate in this context. The houses will need to be restricted in height taking note of other houses in the immediate area. The designs will need to be considered in pre-app discussions. Given the location, the style and design will be critical to ensure they do not appear incongruous to the area. Use of artificial materials will not be accepted in any form on this site.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	As noted the site development line will be pulled south. Houses will need to be situated towards the road side, given the gradient of the site allowing for development further up will make for a greater visual impact which needs to be resisted. Landscaping for the site will be critical, especially to the north boundary to assist with softening the built form in the setting of Horncliffe House and the wider countryside.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of	Acceptable with the reduction of yield and relocation of the development line. Given the nature of the area care will need to be taken in consideration of the layout. It is highly visible and exposed and use of standard housing layouts will be not be acceptable or appropriate in this context. The houses will need to be restricted in height taking note of other houses in the immediate area. The design will need to be considered in pre-app

sustainable development)	discussions. Given the location, the style and design will be critical to ensuring they do not appear incongruous to the area. Use of artificial materials will not be accepted in any form on this site. Houses will need to be situated towards the road side, given the gradient of the site, allowing for development further up will make for a greater visual impact which needs to be resisted. Landscaping for the site will be critical, especially to the north boundary to assist with softening the built form in the setting of Horncliffe House and the wider countryside.
--------------------------	--

Site	Land adjacent to 146 Fallbarn Crescent -
------	--

	SHLAA18416
Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	
Site	Land north of Adelaide Street - SHLAA16194

Description of site	
Heritage assets potentially affected	No predicted heritage impact
Significance	
Contribution site makes to significance	
Possible impact of loss of site and development on significance of asset	
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	
Site	New Hall Hey cricket ground – SHLAA18427

Description of site	The site is an existing Cricket pitch with associated building and equipment. The site is located to the South West of the centre of Rawtenstall and is close to the new retail park at New Hall Hey.
Heritage assets potentially affected	Grade II Hardman's Mill Grade II Chimney C20 metres north of Hardman's Mill
Significance	<p><i>6/222 Hardman's Mill 7.6.1971 (formerly listed as Whitehead's Mill)</i></p> <p><i>GV II</i></p> <p><i>Cotton mill, later C19. Dressed sandstone, flat roof (detached chimney q.v.). Long rectangular plan, 20 x 4 bays. Four storeys with Lombard frieze to parapet; south front has projecting 5-bay centre (offset slightly to right) with secondary parapets to left and right lettered in relief respectively HARDMAN BROTHERS; flat-headed 20-pane windows on all floors, basket archway at right (east) end leading through from rear. Rear has in the centre a latrine turret (3 latrines on each open deck) and another turret with windows (probably stair turret), and next to the archway at the east end a single-storey engine house with pavilion roof.</i></p> <p><i>6/223 Chimney c.20 metres north of 7.6.1971 Hardman's Mill (formerly listed by inclusion with "Whitehead's Mill")</i></p> <p><i>GV II</i></p> <p><i>Chimney, later C19. Dressed sandstone. Square section. Very tall and slender structure: cubical plinth with moulded weathering to the top, tall chimney with chamfered corners, lancet-like openings or niches on 3 levels, square platform with iron railings at top level, and flue cap with Lombard frieze to cornice.</i></p>
Contribution site makes to significance	The site forms part of the wider setting of the Grade II Mill and associated Chimney. While accepting that development has taken place in the area and wider setting, the site does still form an integral part.
Possible impact of loss of site and development on significance of asset	Further visual harm to the setting and character of the Listed Mill. Existing development in the area has already had a hard impact upon the setting of the Mill and all future development needs detailed

	consideration.
Secondary effects e.g. increased traffic movement	
Opportunities for development to enhance or better reveal significance	
Possible mitigation measures	
Design requirements? Form and appearance of development: Prominence, scale and massing, materials, density, number, layout and heights of buildings	The development should look to the immediate area, for examples, most properties are terraced, with the terraces running on lines off the road. It would be appropriate to mirror this idea and would ensure they are akin to the local area. Houses shall be restricted to two storeys and shall have no roof dormers or other roof extensions. Materials shall be of natural stone and slate ensuring that windows and other openings are well considered.
Location of development within the site: Topography, open space, landscaping, protection of key views, visibility	Houses to be developed in terraces to retain some symmetry to the local area.
Acceptable/unacceptable in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 & NPPF (with any necessary mitigation measures?) (Conserve and enhance and presumption in favour of sustainable development)	The development should look to the immediate area, for examples, most properties are terraced, with the terraces running on lines off the road. It would be appropriate to mirror this idea and would ensure they are akin to the local area. Houses shall be restricted to two storeys and shall have no roof dormers or other roof extensions. Materials shall be of natural stone and slate ensuring that windows and other openings are well considered. Houses to be developed in terraces to retain some symmetry to the local area.