

Local Plan – Regulation 24
Main Modifications Consultation
Responses Received
Part 4 of 5 - Response 88



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Classification of Responses

Response Number	Name	Reference Number	Allocation / Policy Reference (if applicable)	Nature of Response
1	National Highways	Numerous	Numerous	Numerous
2	Historic England	Numerous	Numerous	Numerous
3	Michael Watson (Renaker)	-	HS2.39	Request the allocation of a housing site
4	Carlo Latronico	MM009	H3	Objection
5	Jason & Sarah Menzies	MM009	H3	Objection
6	Ian Francis	PM-05	H34	Map Amendment
7	Deborah Brown & Andrew Morris	MM009	H3	Objection
8	Elizabeth & John Finn	MM009	H3	Objection
9	Public Health Planning	MM038	-	Support
10	Tracey McMahon	MM009	H3	Objection
11	Historic England	Errata	-	-
12	Homes England	-	-	-
13	Katrina & Steven Meager	MM009	H3	Objection
14	J & H Walton	MM009	H3	Objection
15	Nicholas Cousins		H34	Objection
16	Deena Burns	MM009	H3	Objection
17	Sarah & Andrew Hardman	MM009	H3	Objection
18	The Coal Authority	-	-	-
19	Julie Baugh	MM009	H3	Objection
20	Jack Woodworth	MM009	H3	Objection
21	Richard Holt	MM009	H3	Objection
22	Sophie Schofield	MM009	H3	Objection
23	Steve Hughes	MM009	H3	Objection
24	Maybern Planning	Numerous	Numerous	Numerous
25	Catherine Hodge	MM009	H3	Objection
26	Dave Terry	MM009	H3	Objection
27	Chris Brannan	MM009	H3	Objection
28	Chris Baugh	MM009	H3	Objection
29	Jack & Dorothy Norris	MM009	H3	Objection
30	Wendy Grimshaw	MM009	H3	Objection
31	Sharon Rumsam	MM009	H3	Objection
32	Margaret Burton	MM009	H3	Objection
33	Samuel Whittaker	MM009	H3	Objection
34	Mary & Roy Fletcher	MM009	H3	Objection
35	Gillian Whittaker	MM009	H3	Objection

36	The Limey Valley Residents' Association	MM009	H3	Objection
37	David Foxcroft	MM009	H3	Objection
38	Andy Ashworth	MM009	H3	Objection
39	Phil Hackett	MM009	H3	Objection
40	United Utilities	MM048	ENV9	Support
41	Lisa Hunt	MM009	H3	Objection
42	Sport England	MM009	H46	Support
43	David Schofield	MM009	H3	Objection
44	Rossendale Civic Trust	-	-	Rossendale is not capable of sustaining the proposed housing / Farming has not been acknowledged
45	Wesley Mort	MM009	H3	Objection
46	Craig Scott	MM009	H3	Objection
47	Sally Dewhurst	MM009	H3	Objection
48	Mark Booth	MM009	H3	Objection
49	Christine Smithies	MM009	H3	Objection
50	Josh Sutton & Fiona Shaw	MM009	H3	Objection
51	Anne McKown	MM046	ENV7	Query / Support of closing paragraph
52	Home Builders Federation	Numerous	Numerous	Numerous
53	Carol Clement	MM009	H3	Objection
54	Nancy Kelly	MM009	H3	Objection
55	Mason Woods	MM009	H3	Objection
56	Philip & Gillian Amatt	MM009	H3	Objection
57	Dorothy Graham	MM009	H3	Objection
58	Adam Dawson	MM009	H3	Objection
59	Kevin Woods	MM009	H3	Objection
60	Natural England	-	-	-
61	Elizabeth Foy	MM009	H3	Objection
62	John Atherton & Lynne Lomax	MM009	H35	Concerns regarding methane, acid mine water and heavy metals contamination
63	Peter Stansfield	MM009	H3	Objection
64	Dylan Woods	MM009	H3	Objection
65	Sharlyn Mckittrick	MM009	H3	Objection
66	Planware (McDonalds)	MM038	R5	Objection
67	Grane Residents' Association	MM009	H64	Objection
68	Kevin Bent	MM009	H3	Objection
69	Jason Norris	MM009	H3	Objection
70	Kaye Abbott	MM009	H3	Objection
71	Christopher Turner	MM009	H3	Objection
72	Mrs Turner	MM009	H3	Objection
73	Maybern (Westchurch Homes)	Numerous	Numerous	Numerous

74	Morgan Woods	MM009	H3	Objection
75	Marie Charlton	MM009	H64	Objection
76	Jonathan & Sonia Lofthouse	MM009	H3	Objection
77	CBRE (United Utilities)	MM009	Cowm Water Treatment Works (prev. H69)	Gives supporting evidence for the re-instatement of the housing allocation
78	Christine Hereward	MM009	H3	Objection
79	Lead Local Flood Authority	Numerous	Numerous	Numerous
80	Victoria Holt	MM009	H3	Objection
81	CBRE (United Utilities)	MM009	H24	Support
82	Phil Nelson	MM009	H3	Objection
83	Rossendale Primary Care Network	-	-	Request infrastructure or financial support via s106/ CIL
84	SSA Planning (KFC)	MM038	R5	Objection
85	David Graham	MM009	H3	Objection
86	Edenfield Community Neighbourhood Forum	Numerous	Numerous	Numerous
87	Pegasus Group (Taylor Wimpey)	Numerous	Numerous	Numerous
88	Roman Summer	Numerous	Numerous	Numerous
89	Hall Park Residents' Association	MM028	NE2	Numerous
90	Hourigan Connolly	Numerous	Numerous	Numerous
91	Turley (Peel L&P)	Numerous	Numerous	Numerous
Responses received after 5pm on Friday the 15th of October 2021				
92	McDermott Homes	Numerous	Numerous	Numerous
93	Christine Catlin	MM009	H3	Objection
94	Gillian Whitehead	MM009	H3	Objection
95	Michael Bennett	MM009	H3	Objection
96	Chris Ashworth	MM009	H3	Objection
97	Caroline Mitchell	MM009	H3	Objection
98	Campaign to Protect Rural England	Numerous	Numerous	Numerous

Table 1
Definition of Overall Significance

Effect	Significance	Justification	
Landscape	Major	Adverse	› Proposals which involve complete removal of key landscape elements for example specimen trees/tree groups, hedgerows or considerable changes to landform/topography which cannot be mitigated or which would only successfully be mitigated over a period beyond 10 years.
		Positive	› Proposals which include for enhancements/restoration to degraded landscapes or landscape features to the extent that they provide a greater contribution to the wider landscape setting.
	Moderate	Adverse	› Proposals which involve some loss of landscape elements or features from within larger groups which, when compounded, account for a change in the appearance or value of that grouping as a whole and/or have negative effects on its viability for the future for example by impeding future growth and vitality of trees. These effects would usually be capable of mitigation through management and/or replacement plantings over a period of 10 years.
		Positive	› Proposals which include scheduled landscape management and/or planting which may provide future enhancements to existing landscape quality of both the site and the immediate setting; for example, through increasing biodiversity or tree cover.
	Slight	Adverse	› Proposals which involve loss of some vegetation and/or changes to the appearance of landscape elements which are noticeable at the site level but not significant to alter their overall contribution to adjacent landscapes. These effects would usually be capable of mitigation within a period of 5 years.
		Positive	› Proposed landscape management or enhancements which may provide enhancements to the landscape quality of the site itself.
	Negligible	Adverse	› Proposals which involve loss of or changes to landscape elements that are only perceived at site level and would be unrecognizable in the immediate context and/or wider landscape setting.
		Positive	› Proposed landscape management operations which may improve the longevity/quality/appearance of existing landscape feature.

Effect	Significance	Justification	
Visual	Major	Adverse	› Proposals which cause a significant negative modification to views of the site and the wider landscape setting when experienced by large numbers of sensitive visual receptors across a broad area. Such proposals are not capable of mitigation.
		Positive	› Proposals which include for considerable improvements to the visual qualities of the landscape when viewed by a broad audience.
	Moderate	Adverse	› Proposals which cause noticeable changes in view to smaller/less sensitive audiences over a narrower area. Such proposals may be capable of mitigation over time through modifications to landform and or proposed planting.
		Positive	› Proposals which create improvements to existing views through the replacement of inappropriate/out of character land uses with more appropriate development to the extent that the changes create a more cohesive view of the landscape.
	Slight	Adverse	› Proposals which cause minor changes in views to a smaller audience of less sensitive receptors over a narrower area. For examples changes which are only perceived at close range/from specific viewpoints and/or only at certain times of year. Such proposals would usually be capable of mitigation through planting proposals over a period of 5 to 10 years.
		Positive	› Proposals which generate improvements to views of specific receptors for example through the screening of existing low quality elements or land uses.
	Negligible	Adverse	› Proposals in which any changes to views are unperceivable to the visual receptors.
		Positive	› Proposals where the incorporated landscape proposals are of a quality to provide amenity improvements to the site.

Effect	Significance	Justification	
Character	Major	Adverse	› Proposals which involve considerable loss of landscape features and/or changes in views over a broad area to the extent that they alter the overall Landscape Character of a designated Landscape. Such proposals are not capable of mitigation.
		Positive	› Proposals which include for widespread management proposals and or/landscape improvement works to the extent that they generate considerable enhancements to the existing character of a designated landscape.
	Moderate	Adverse	› Proposals which generate changes in character to the extent that the proposed landscape becomes inconsistent with surrounding land use patterns. › Proposals which involve changes to the character of a portion of a designated landscape which, although negative, are not extensive enough to alter the character of the area as a whole. Such proposals would usually be capable of mitigation through the insistence on high quality design appropriate to the context and/or landscape improvements which aim to compensate for the loss of character.
		Positive	› Proposals which include for mitigation and/or enhancement which will provide future improvements to landscape character for example through proposed street tree planting or the demolition of poor quality/inconsistent built form.
	Slight	Adverse	› Proposals which generate small changes to landscape character perceived over a narrow area which can be integrated into the landscape setting through mitigation planting.
		Positive	› Proposals in which the proposed landscaping or mitigation proposals will provide minor positive improvement to the character of the site.
	Negligible	Adverse	› Proposals which generate imperceptible changes to landscape character.
		Positive	› Proposals which involve the incorporation of small scale improvements which are conducive to the exiting landscape character.

Table 2
Definition of Sensitivity – Landscape Receptors

Sensitivity	Contribution	Justification
High	Individual Elements) Landscape features of high value and in good condition that: <ul style="list-style-type: none"> • provide valuable contribution to scenic quality • are rare and or particularly special locally • add to the perception of the landscape for example its tranquility or wildness, • have conservation interests such as archaeological and or/historical interest or particularly valuable as habitat. • possess inherent cultural value for example associations with historic figures or literature. and which, <ul style="list-style-type: none"> • Are designated on account of those qualities for example Scheduled Ancient Monuments, Tree Preservation Orders) High quality features which collectively add to the Character and Visual Amenity of a Designated landscape such as a Conservation Area.
	Landscape Character) Designated Landscapes of national or regional importance as a Character types which are in good condition.) Landscapes which are appreciated on a broad scale from long ranging views.
	Visual Amenity) High quality landscapes which have high use levels and increased user perception with regard to appreciation of the landscape. For example – landscapes adjacent to national trail routes/cycle routes, landscapes within nationally/regionally designated areas such as Areas of Outstanding Natural Beauty and/Conservation Areas
Medium	Individual Elements) Features which possess the qualities of those described in the high value classification but which are in diminished condition and/or degraded to the extent that their value as such is reduced.) High quality features which have no formal designation.) Features which, although being degraded in terms of individual value, form part of wider groups which collectively add to the character and/or amenity of a designated landscape.
	Landscape Character) Designated Landscapes of Local importance as a character type which are in good condition.) High quality landscapes which although not designated display qualities which are in general accordance with surrounding land use and thus positively add to the Character of the wider landscape setting.) Landscape which exhibit character traits that are appreciated only from areas within the immediate site context.
	Visual Amenity) Landscapes which are located within areas of high use such residential areas, recreational trail networks and where perception of landscape setting is higher but which do not have any designations.
Low	Individual Elements) Individual features of lower intrinsic value which could be removed without detriment to the landscape and/or individual features within groups which could be removed without compromising the collective contribution to character or amenity.
	Landscape Character) Landscapes which are discordant with surrounding land use.) Landscapes which although typical of surrounding character are degraded to the extent that their contribution to landscape character is diminished.) Landscapes which exhibit character traits that are appreciated only from within or on the boundary of site itself.
	Visual Amenity) Landscapes whose contribution to visual amenity is diminished due to the condition of groupings or individual elements.) Landscapes which may be in good condition but are located in areas not frequented and/or areas in which perception of landscape value is less apparent such as planting on an industrial estate.

Table 3
Definition of Sensitivity - Visual Receptors

Sensitivity	Receptor Class	Justification/Considerations
High	Residential Tenants	<ul style="list-style-type: none"> > Tenants of Listed Buildings and or buildings within designated Conservation Areas > Views experienced from windows occupied during daylight hours > Views experienced from rooms on ground floors > Views experienced from more than one aspect > High length of time viewer experiences the view for example from inside key rooms as well as from the curtilage. > Age of property and its capacity to absorb change.
	Recreational site users such as walkers/cyclists	<ul style="list-style-type: none"> > Users of designated national trail and cycle networks > Users of Public Rights of Way subject to heavy use > Users of Public Rights of Way where the length of time focused on the landscape is considerable for example long distance trails. > Visitors to Open Access or national Trust Land
	Users of Public Road Networks/Transport Routes	<ul style="list-style-type: none"> > Road users on scenic routes or routes between specific leisure/tourism destinations where the focus on landscape appreciation is higher. > Passengers on scenic rail routes or routes through idyllic settings.
Medium	Residential Tenants	<ul style="list-style-type: none"> > Views only experienced from rooms occupied in the evening > Views experienced only from rooms on upper floors > Views partially screened by vegetation
	Recreational site users such as walkers/cyclists	<ul style="list-style-type: none"> > Users of Public Rights of way which are used frequently but do not constitute high use or have particular tourism interest for example dog walkers people running for exercise. > Users of Public Rights of Way and open land where the length of time focused on the landscape is not considerable for example short leisure walks/loop tracks.
	Users of Public Road Networks/Transport Routes	<ul style="list-style-type: none"> > Major roads and arterial routes > Transitory routes within idyllic settings for example country roads. > Routes with broad ranging views across the landscape. > Passengers on specific routes between tourism destinations or historic destinations where focus on and perception of the landscape is increased.
Low	Residential Tenants	<ul style="list-style-type: none"> > Views only experience from the curtilage or garden > Views experienced only at oblique angles due to the orientation of the property. > Views screened in the main by dense vegetation and/or built form.
	Recreational site users such as walkers/cyclists	<ul style="list-style-type: none"> > Public Rights of Way which are used infrequently by a low numbers of people. > Public right of way where the focus is not on the landscape for example footway links to town centers/urban areas and commuter cycle routes.
	Users of Public Road Networks/Transport Routes	<ul style="list-style-type: none"> > Roads within urban/built up areas. > Roads with speed above 50mph. > Road where the focus is on driving and negotiation of traffic for example commuter routes. > Rail or Bus Links where the focus is not on the surrounding landscape for example commuter routes.
	Places of Employment/Education	<ul style="list-style-type: none"> > Such establishments are only occupied during the day. > Focus of the user is upon working or learning not the landscape outside
Negligible	Recreational site users such as walkers/cyclists	<ul style="list-style-type: none"> > Public Rights of Way which are used rarely by few people. > Informal footpath links not designated as PROW
	Users of Public Road Networks/Transport Routes	<ul style="list-style-type: none"> > Motorways, Bypasses and high speed routes (Above 60mph) > Roads used by low numbers of cars for example access tracks/maintenance routes.

Table 4
Definition of Magnitude - Landscape and Visual Effects

Magnitude of Change	Effect Type	Justification
High	Landscape	<ul style="list-style-type: none"> › Proposed Development involves complete loss or substantial modifications to key landscape elements/features/characteristics which play a vital role in defining the landscape quality, character and/or visual amenity of the wider landscape setting and/or definitive character area against the current baseline › Proposed Development involves the introduction of substantial areas of land use which are inconsistent with adjacent use and/character of the receiving landscape.
	Visual	<ul style="list-style-type: none"> › Proposed development generates complete alteration to views of the landscape experienced persistently over a broad area by a large number of people. › Proposed Development directly faces the viewpoint. › Proposed site is located within an open field of view with little or no screening features intervening with the view. › Development site is located at short distance from the receptor (Less than 500m). › Proposed Development covers all or a substantial portion of the existing site.
Medium	Landscape	<ul style="list-style-type: none"> › Proposed Development involves partial loss or modification to one or more key landscape elements/features which play a role in defining the landscape quality, character and/or visual amenity of the immediate site setting against the current baseline. › Proposed development involves the introduction of new elements that while prominent within the views are consistent with the existing character and land use patterns.
	Visual	<ul style="list-style-type: none"> › Proposed development generates partial alteration to views of the landscape experienced frequently by large numbers of people within the surrounding area. › Proposed development site potentially forms a considerable component in views from surrounding areas. › Proposed development sits along general view line of the receptor. › Proposed development site is screened to some extent by intervening vegetation and/or built form. › Development site is located within medium distance from the receptor (500m to 1km). › Proposed Development covers 50% of the existing site.
Low	Landscape	<ul style="list-style-type: none"> › Proposed development involve minor loss or modification to one or more key landscape elements/features which play a role in defining the landscape quality, character and/or visual amenity of the site itself. › Proposed development involves the introduction of some land use and/or features which, although inconsistent with the current site use/designations, are consistent with some adjacent land uses and thus not wholly uncharacteristic of the area when considered against the baseline.
	Visual	<ul style="list-style-type: none"> › Proposed development generates minor alterations to views of the landscape experienced from within the immediate site context/adjacent land parcels › Proposed development site forms only a small portion of a wider panorama or view. › Proposed development sits at an oblique angle to the orientation of the receptor. › Proposed development site largely screening by intervening vegetation, built form and/topography. › Development site is located a long distance from the receptor (1km to 1.5km). › Proposed Development covers a small portion of the existing site and/or is laid out to provide generous boundary offsets from adjacent areas. › Proposed development is generally sympathetic to its surroundings
No Change	Landscape	<ul style="list-style-type: none"> › Proposed development involves minor loss and/or very minor alterations to lower value landscape elements which play a diminished role in defining the landscape quality, character and/or visual amenity of the site and/or its immediate context on account of their condition. › Proposed development involves minor or no introduction of any landscape elements, land uses and/or landscape features which would be inconsistent with the current baseline and as such constitute to a situation of 'no change'
	Visual	<ul style="list-style-type: none"> › Any alteration to views brought about by the proposed development are inconsequential and would be unperceivable in the context of the surrounding elements constituting to a situation of 'No change' › Proposed development site is barely identifiable within views in the surrounding context › Proposed development site is outside of the field of view of the defined receptor › Proposed development site will be almost entirely screened by intervening dense and/or evergreen vegetation, built form and/or topography severely restricting/preventing views. › Development site is located greater than 1.5km away from the receptor and as such any visibility is considerably reduced. › Proposed development is wholly sympathetic to its surroundings

Table 5A, 5B and 5C

Methodology for Judgements on Susceptibility to Change and Landscape Sensitivity

The susceptibility to change is a measure of the ability of a landscape to “accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies” (para 5.40, GLVIA3). The assessment of susceptibility must be tailored to the Proposed Development and considered as part of the assessment of the effects. Table 5A below provides criteria level in relation to susceptibility.

Table 5A – Susceptibility to Change

Criteria Level	Susceptibility to Change
High	The receptor has a low capacity to accommodate the Proposed Development without effects upon its overall integrity. The landscape is likely to have a strong pattern/texture or is a simple but distinctive landscape and/or with high value features and essentially intact.
Medium	The receptor has some capacity to accommodate the Proposed Development without effects upon its overall integrity. The pattern of the landscape is mostly intact and/or with a degree of complexity and with features mostly in reasonable condition.
Low	The receptor is robust; it can accommodate the Proposed Development without effects upon its overall integrity. The landscape is likely to be simple, monotonous and/or degraded with common/ indistinct features and minimal variation in landscape pattern.

Establishing the landscape value of the Site and Study Area is necessary to determine the landscape sensitivity at both a Site and Study Area scale. The value of a landscape receptor is a reflection of its importance in terms of any designations that may apply, or its importance in itself as a landscape or landscape resource, which may be due to its ecological, cultural or recreational value. Factors which are generally considered to influence value (GLVIA p.84, para 5.28) include - landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations.

Judgements on landscape value for each receptor will be informed by the following criteria:

Table 5B – Landscape Value

Criteria Level	Landscape Value
High	Nationally designated or iconic, unspoiled landscape with few, if any degrading elements.
Medium	Regionally or locally designated landscape or an undesignated landscape with locally important features which may include some degrading elements.
Low	Undesignated landscape with few, if any distinct features or several degrading elements.

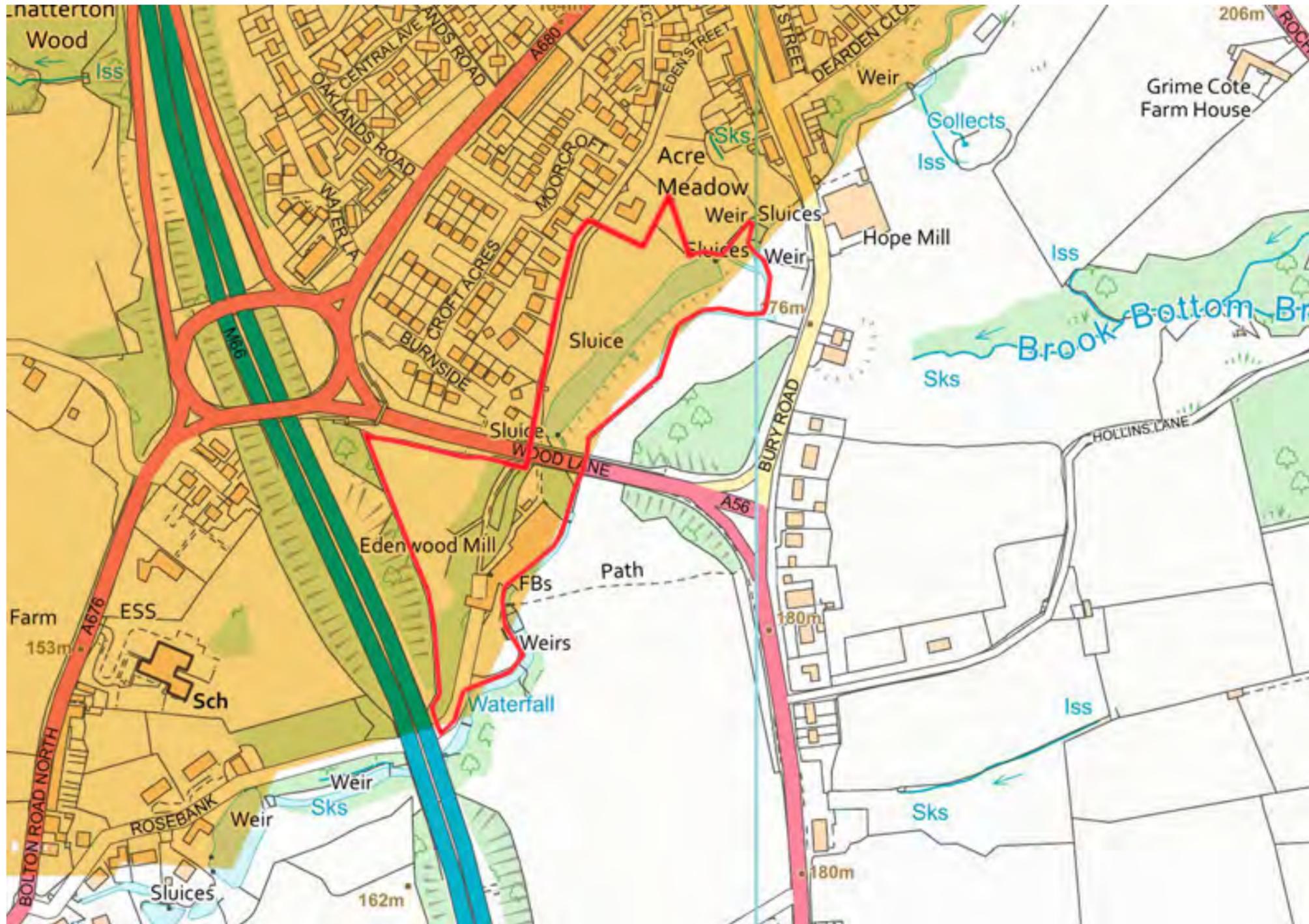
In combining susceptibility to change and value GLVIA3 suggests that combining susceptibility and value can be achieved in a number of ways and needs to include professional judgement. However, it is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to resulting in the lowest level of sensitivity. A summary of the likely characteristics of the different levels of sensitivity is described below in Table 5C. It should be noted that these are indicative and in practical application there is not a clear distinction between criteria levels. As such the authors professional judgement must be considered.

Table 5C: Sensitivity of Landscape and Landscape Elements

Criteria Level	Characteristics
High	Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); and/or elements/features that could be described as unique; or are nationally scarce; or mature vegetation with provenance such as ancient woodland or mature parkland trees. Mature landscape features which are characteristic of and contribute to a sense of place and illustrates time-depth in a landscape and if replaceable, could not be replaced other than in the long term.
Medium	Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features; and/or perceptual/aesthetic aspects has some vulnerability to unsympathetic development; and/or features/elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate/poor condition or readily replicated.
Low	Areas that are relatively bland or neutral in character with few/no notable features; and/or a landscape that includes areas of alteration/degradation or erosion of features; and/or landscape elements/features that are commonplace or make little contribution to local distinctiveness.
Very Low	Damaged or substantially modified landscapes with few characteristic features of value, capable of absorbing major change; and/or landscape elements/features that might be considered to detract from landscape character such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc.).

APPENDIX B - LANDSCAPE BASELINE

LANDSCAPE CHARACTER AREA - SETTLED VALLEYS



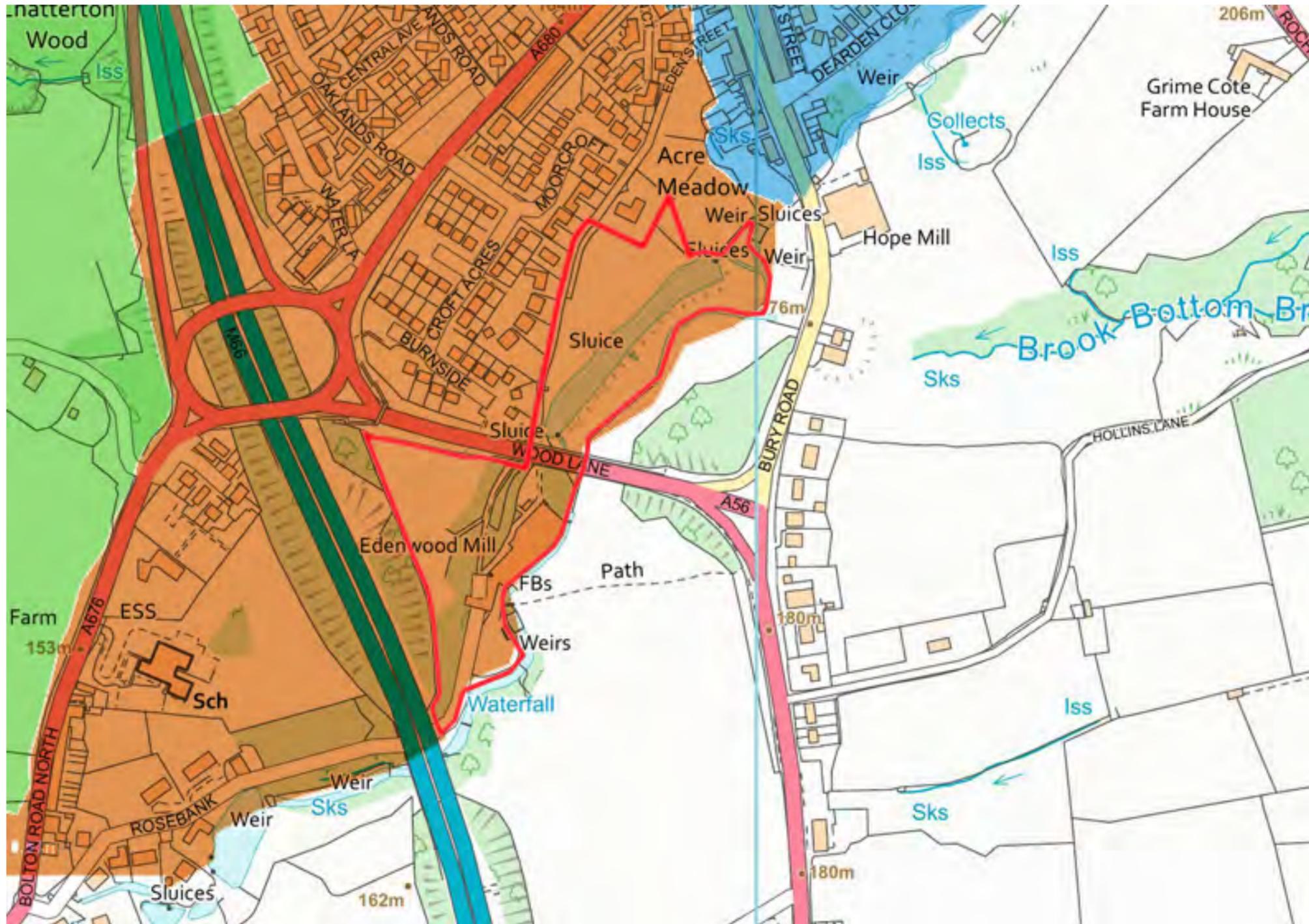
The proposed site sits within the boundary of the Settled Valleys Landscape Character Area.

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 LANDSCAPE CHARACTER MAP
LBS_001 REVISION: (-)

HISTORIC LANDSCAPE CHARACTER - MODERN SETTLEMENT



The proposed site sits within the boundary of Modern Settlement as defined by LCC.

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 HISTORIC LANDSCAPE CHARACTER MAP
LBS_001 REVISION: (-)

Squareyard

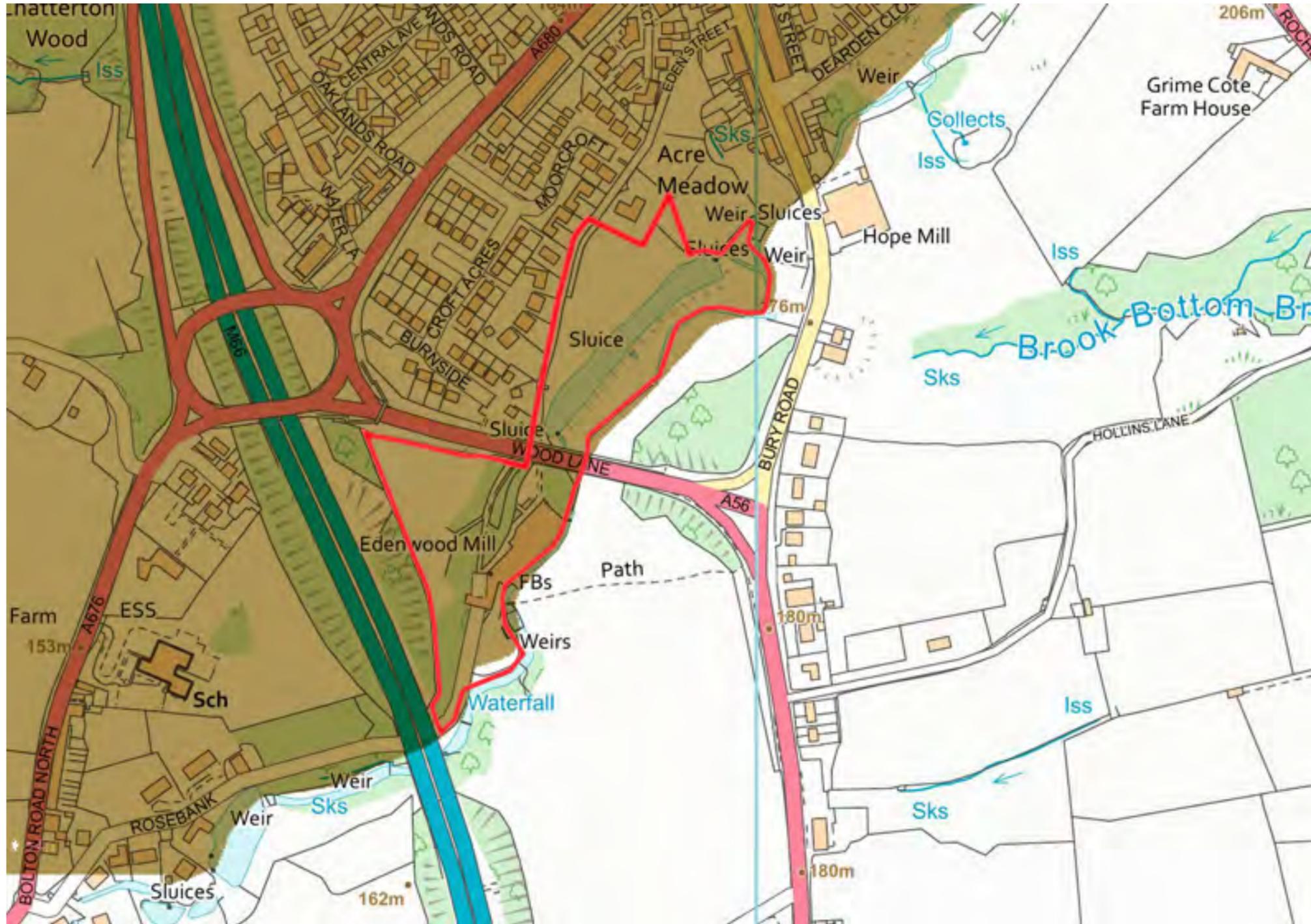
Landscape Architecture
 Urban Design
 Masterplanning

YD2 Ltd T/A Squareyard
 The Shed, Chester Street
 Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
 Email. > studio@yd2.co.uk
 Web. > www.yd2.co.uk



URBAN BOUNDARY - TOWN AND FRINGE



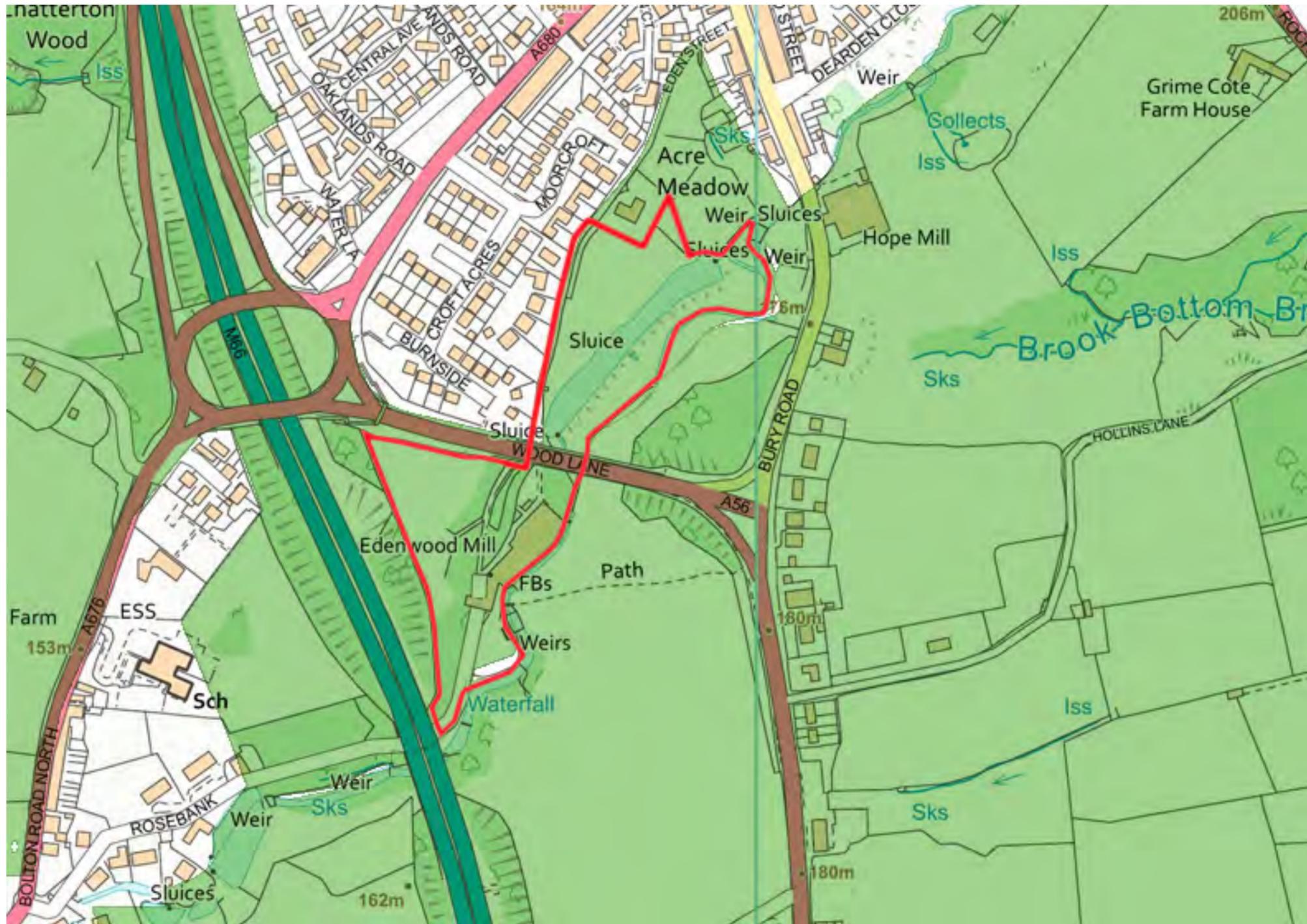
The proposed site sits within the boundary of the Town and Urban Fringe as defined by LCC.

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 RURAL URBAN CLASSIFICATION MAP
LBS_003 REVISION: (-)

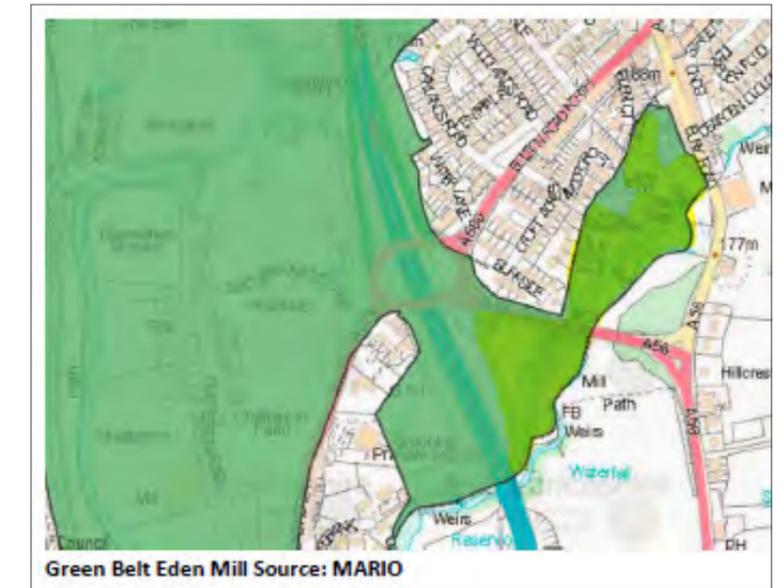
EXISTING GREEN BELT ALLOCATION



The proposed site sits within Green Belt. It should be noted that the southern portion of the site is now allocated for residential development. Likewise much of Acre Meadow has also been developed following Green Belt release on this area. (See Allocations Plan on next page)

It is also noted that the LAL Report only included Green Belt Allocations within LCC jurisdiction. (See plan extract below from LAL)

This skews the value placed on the green-belt area associated with the Site. When viewed in context with the adjacent Green Belt allocation under Bury MBC the value and function of the area of Green Belt within Area D is diminished.

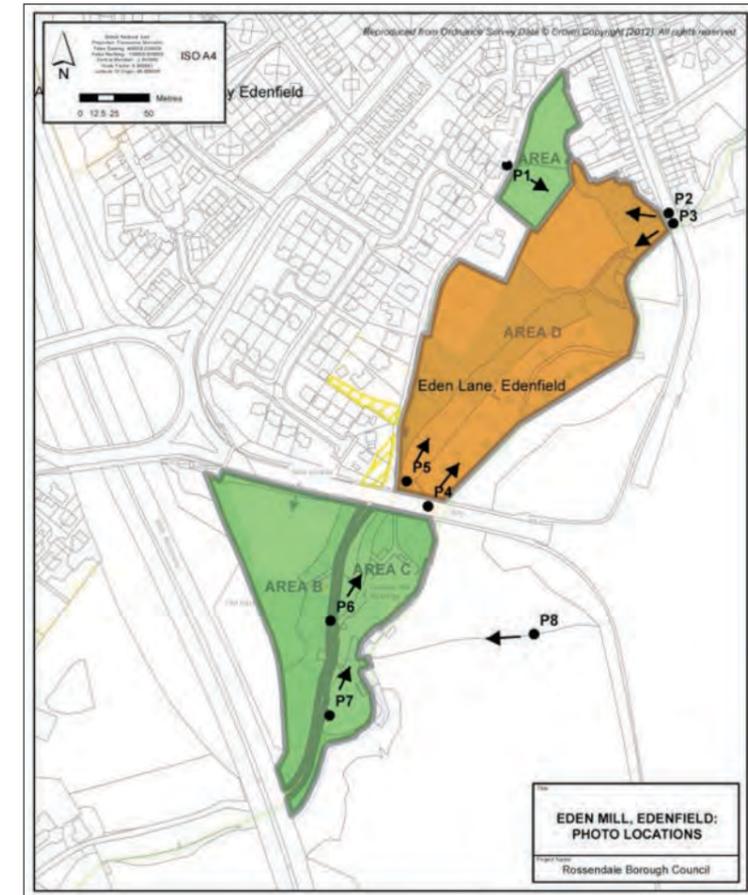
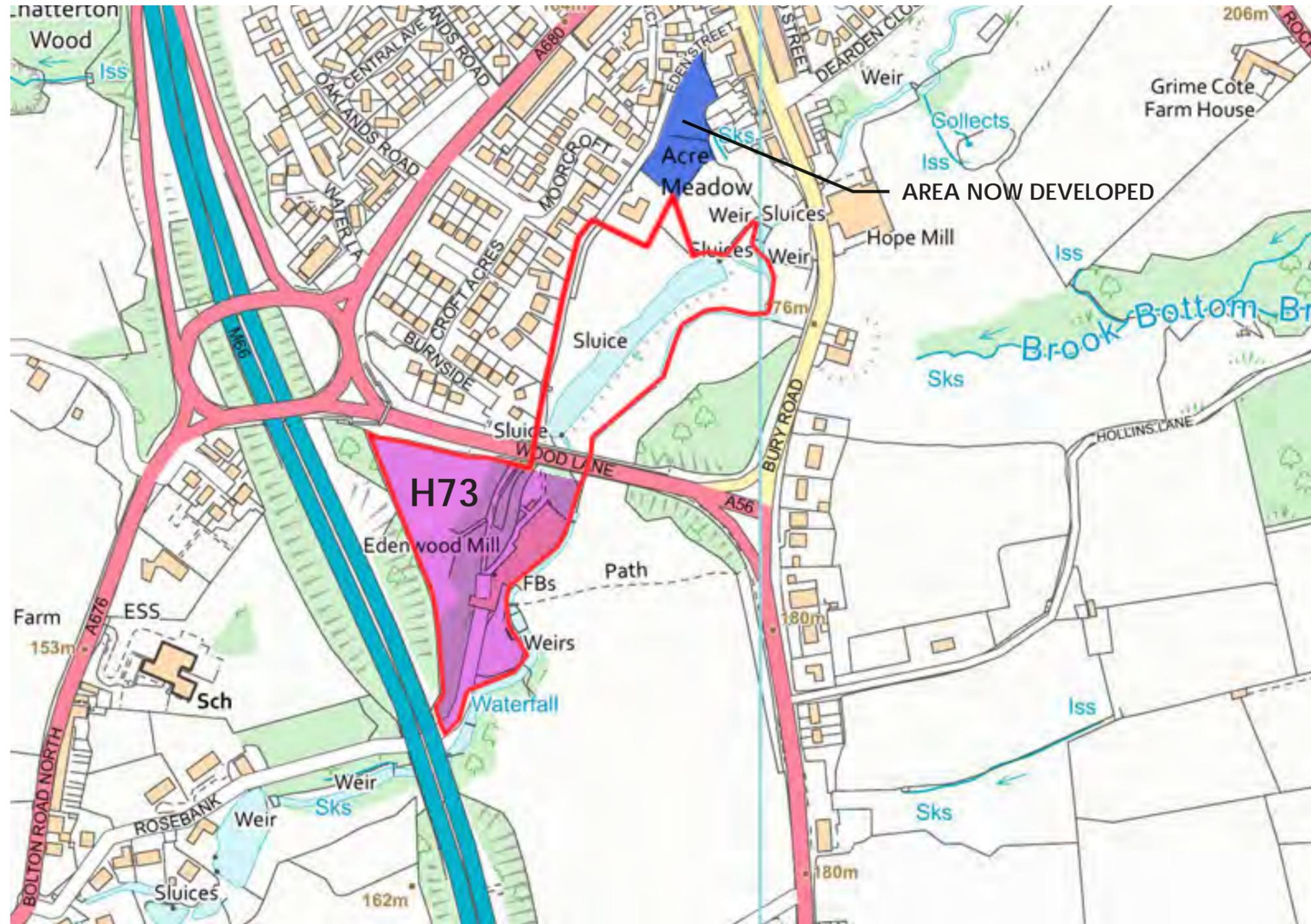


STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 EXISTING GREEN BELT PLAN
LBS_004 REVISION: (-)

RECENT DEVELOPMENT AND HOUSING ALLOCATIONS



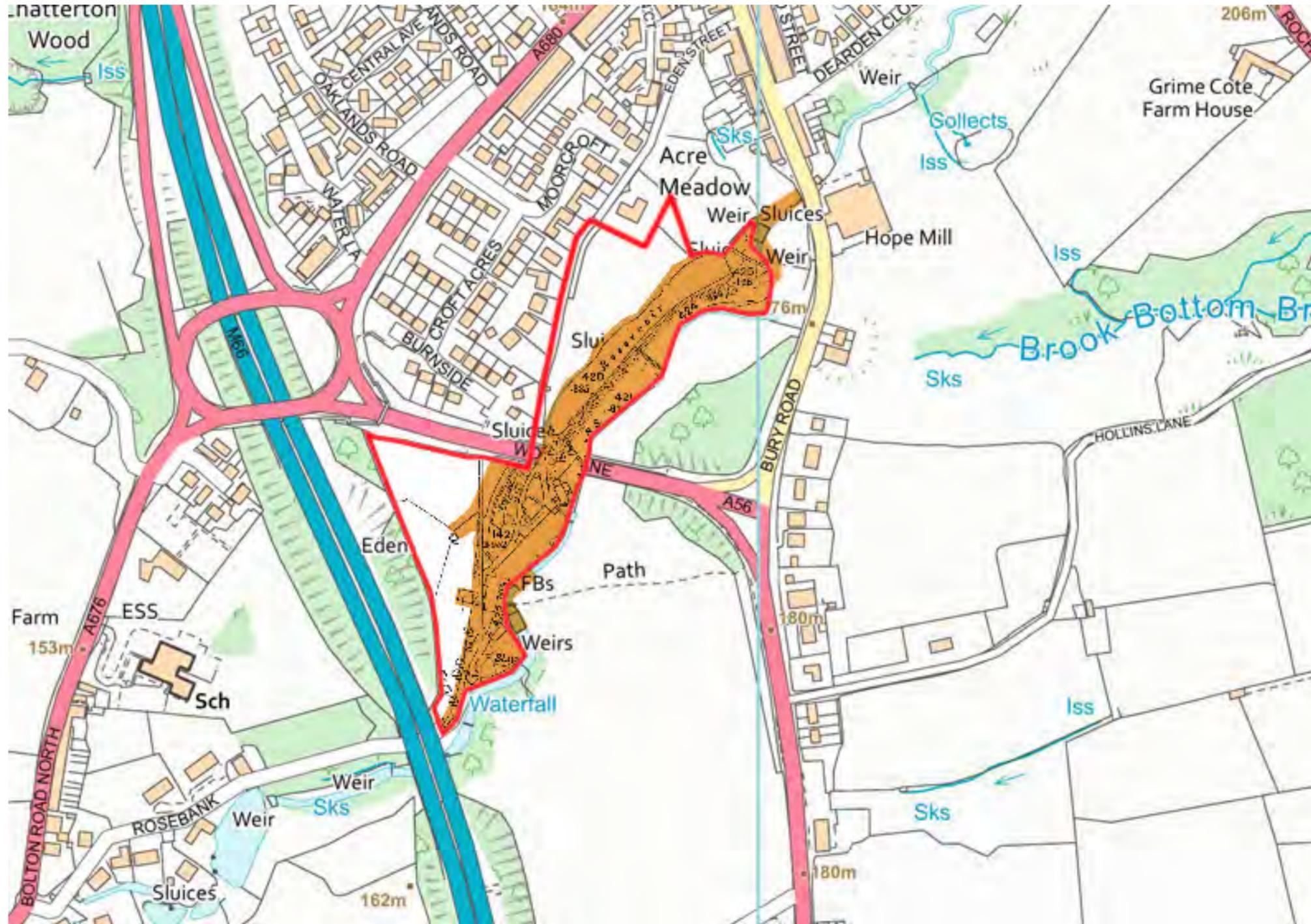
Extract from LAL Report
 Green - Sites A, B and C approved for housing allocation
 Orange - Site D Deemed unsuitable on Landscape Grounds

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 DEVELOPMENT AND ALLOCATIONS PLAN
LBS_005 REVISION: (-)

SUGGESTED EXTENT OF BROWNFIELD/PREVIOUSLY DEVELOPED LAND



This plan shows an extract from the First Edition OS Map inserted into the site boundary. The majority of the site is made up of the mill building and associated infrastructure, ponds, sluices and weirs.

The pond and associated sluices etc remain man-made structures associated with the mill development. Under the definition for Previously Developed Land outlined in the NPPF we would suggest that the whole site area shaded Brown should be considered brownfield.

DEFINITION OF BROWN FIELD

The National Planning Policy Framework (NPPF) defines previously developed land (PDL, or brownfield land) as:

'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.'

'This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.'

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
BROWNFIELD LAND PLAN
LBS_006 REVISION: (-)

Squareyard

Landscape Architecture
Urban Design
Masterplanning

YD2 Ltd T/A Squareyard
The Shed, Chester Street
Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
Email. > studio@yd2.co.uk
Web. > www.yd2.co.uk



SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 1



VIEW LOOKING NORTH FROM FOOTPATH FP 112 ON SITE BOUNDARY

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 1
LBS_007 REVISION: (-)

Squareyard

Landscape Architecture
Urban Design
Masterplanning

YD2 Ltd T/A Squareyard
The Shed, Chester Street
Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
Email. > studio@yd2.co.uk
Web. > www.yd2.co.uk



SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 2



VIEW LOOKING NORTH FROM UN-DESIGNATED PATH ALONG MILL POND WALL

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 2
LBS_008 REVISION: (-)

Squareyard

Landscape Architecture
Urban Design
Masterplanning

YD2 Ltd T/A Squareyard
The Shed, Chester Street
Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
Email. > studio@yd2.co.uk
Web. > www.yd2.co.uk



SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 3



OVERPASS BRIDGE

DAMAGED TREE

BRIDGE ABUTMENT
WITH GRAFFITI

SITE

DAMAGED FENCING

SELF SEEDED TREES

LOW QUALITY SURFACE
TREATMENT

VIEW LOOKING SOUTH FROM SOUTHERN BOUNDARY BELOW OVERPASS

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 3
LBS_009 REVISION: (-)

Squareyard

Landscape Architecture
Urban Design
Masterplanning

YD2 Ltd T/A Squareyard
The Shed, Chester Street
Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
Email. > studio@yd2.co.uk
Web. > www.yd2.co.uk



SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 4



VIEW LOOKING NORTH/WEST FROM LAND ADJACENT TO WATERCOURSE ON NORTH EAST CORNER OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 4
LBS_010 REVISION: (-)

SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 5



VIEW LOOKING SOUTH FROM EASTERN BOUNDARY OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 5
LBS_011 REVISION: (-)

SITE SPECIFIC LANDSCAPE ASSESSMENT - SITE VIEW 6



VIEW LOOKING SOUTH WEST FROM TOP OF MILL POND WALL

STATUS: FINAL DRAFT
DATE OF ISSUE: APRIL 2020
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
SITE VIEW 6
LBS_012 REVISION: (-)

Squareyard

Landscape Architecture
Urban Design
Masterplanning

YD2 Ltd T/A Squareyard
The Shed, Chester Street
Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
Email. > studio@yd2.co.uk
Web. > www.yd2.co.uk



APPENDIX C - VISUAL APPRAISAL



STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME:
 SHEET TITLE:
 SHEET NUMBER:

LAND OFF WOOD LANE, EDENFIELD
 LVIA_VIEWPOINTS LOCATION PLAN
VP LOCATION PLAN REVISION: (-)

Squareyard

Landscape Architecture
 Urban Design
 Masterplanning

YD2 Ltd T/A Squareyard
 The Shed, Chester Street
 Manchester, M1 5GD

Tel. > +44 (0) 7514 281 452
 Email. > studio@yd2.co.uk
 Web. > www.yd2.co.uk





VIEWPOINT CODE: VP1

RECEPTOR TYPE: RECREATIONAL
 RECEPTOR DESCRIPTION: USERS OF INFORMAL ACCESS TRACK ALONG MILL POND WALL LOOKING NORTH

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM/ LOW	TEMPORARY	LOW	LOW	SHORT	PARTIAL	PERMANENT	MEDIUM	MODERATE/ SLIGHT	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 001 REVISION: (-)



VIEWPOINT CODE: VP2

RECEPTOR TYPE: RECREATIONAL
 RECEPTOR DESCRIPTION: WALKERS ON FOOTPATH FP-112 LOOKING NORTH

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM	TEMPORARY	MEDIUM	MEDIUM	SHORT	PARTIAL	PERMANENT	MEDIUM	MODERATE	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 002 REVISION: (-)



VIEWPOINT CODE: VP3

RECEPTOR TYPE: RESIDENTIAL
 RECEPTOR DESCRIPTION: RESIDENTS OF EDEN STREET LOOKING SOUTH EAST

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM/ LOW	PERMANENT	LOW	LOW	SHORT	PARTIAL	PERMANENT	MEDIUM/LOW	MODERATE/ SLIGHT	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 003 REVISION: (-)



VIEWPOINT CODE: VP4

RECEPTOR TYPE: RECREATIONAL
 RECEPTOR DESCRIPTION: WALKERS ON FOOTPATH FP-112 LOOKING SOUTH

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM	TEMPORARY	MEDIUM	MEDIUM	SHORT	MINIMAL	PERMANENT	NO CHANGE	NEGLIGIBLE	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 004 REVISION: (-)



VIEWPOINT CODE: VP5

RECEPTOR TYPE: TRANSPORT
 RECEPTOR DESCRIPTION: DRIVERS/WALKERS ON BURY ROAD LOOKING SOUTH

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	MEDIUM	LOW	SHORT	NOT VISIBLE	PERMANENT	NO CHANGE	NEGLIGIBLE	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 005 REVISION: (-)



VIEWPOINT CODE: VP6

RECEPTOR TYPE: TRANSPORT
 RECEPTOR DESCRIPTION: DRIVERS/WALKERS ON A56 BRIDGE/WOOD LANE LOOKING WEST

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	MEDIUM	LOW	SHORT	FULL	PERMANENT	MEDIUM/LOW	SLIGHT	NEUTRAL

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 006 REVISION: (-)



VIEWPOINT CODE: VP7

RECEPTOR TYPE: RECREATIONAL
 RECEPTOR DESCRIPTION: WALKERS ON FOOTPATH FP-111 LOOKING WEST

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM	TEMPORARY	LOW	MEDIUM	MEDIUM	MINIMAL	PERMANENT	LOW	SLIGHT	NEUTRAL

NOTE: ASSESSMENT ONLY RELATES TO SITE AREA D

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 007 REVISION: (-)



VIEWPOINT CODE: VP8

RECEPTOR TYPE: RECREATIONAL
 RECEPTOR DESCRIPTION: WALKERS ON FOOTPATH FP-111 LOOKING NORTH WEST

View Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM	TEMPORARY	LOW	MEDIUM	SHORT	MINIMAL	PERMANENT	LOW	SLIGHT	NEUTRAL

NOTE: ASSESSMENT ONLY RELATES TO SITE AREA D

STATUS: FINAL DRAFT
 DATE OF ISSUE: APRIL 2020
 SCALE: NTS

PROJECT NAME: LAND OFF WOOD LANE, EDENFIELD

SHEET NUMBER: VP 008 REVISION: (-)



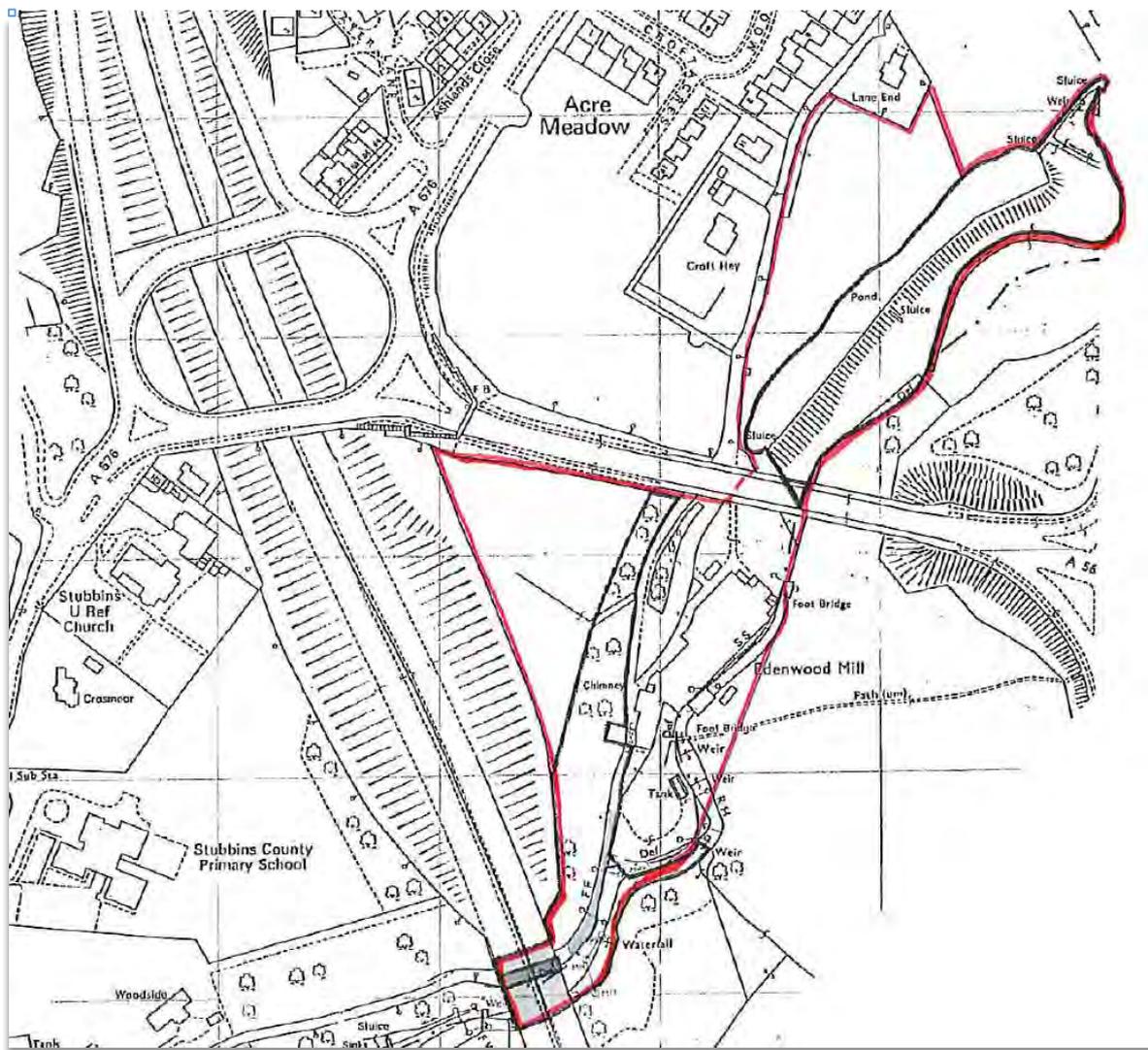
Forward Planning
Rossendale Borough Council
One Stop Shop
Bacup
OL13 0BB

Our ref: G187/L002
Date : 3 October 2018

Dear Sir / Madam

**REPRESENTATIONS ON BEHALF OF TURNBULL AND STOCKDALE
EDENWOOD MILL AND ASSOCIATED LAND, EDENFIELD
ROSSENDALE DRAFT LOCAL PLAN - PRE-SUBMISSION PUBLICATION VERSION**

We act for *Turnbull and Stockdale* and have been instructed to assist the company in responding to the Council's consultation on the *Pre-Submission Publication Version of the Local Plan*.

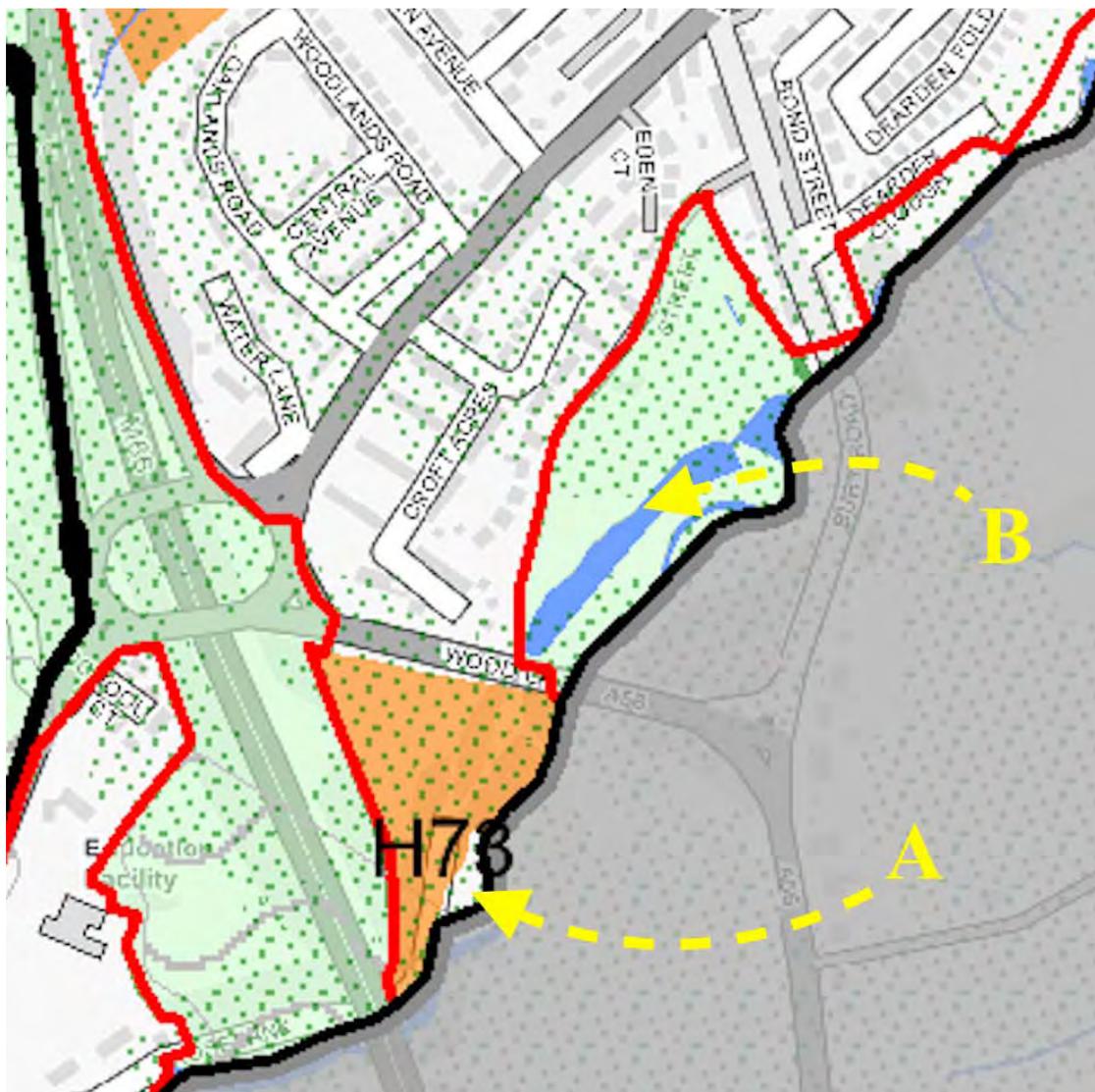




The Council is aware that *Turnbull and Stockdale* owns Edenwood Mill and its associated land, which is unused, surplus to requirements, not fit for purpose and in derelict / deteriorating condition. The full extent of our client's land – in respect of these representations – is identified with the red boundary on the plan above. The land towards the west (to the immediate rear / east of Croft Hey) comprises a quite steep wooded embankment, which our client accepts is unlikely to accommodate housing due to its relief. However, all of our client's land should be considered for release, and it would clearly be inappropriate to leave a land-locked parcel of land as Green Belt. It is likely that, as part of a future housing scheme, that steep part of the site will be offered / retained as open space / green buffering.

Planning permission was granted for residential conversion of the Mill on 15 February 2007 (ref. 2004/513). That application (now lapsed) promoted the extension, alteration and conversion of the Mill to form 25 apartments, including the formation of passing bays along Edenwood Lane.

Realistically, the former mill is now beyond restoration and would require a very considerable amount of cross subsidy to render it remotely viable (in all likelihood requiring far more land and development than is available to our client).





Our client is pleased to see part of its land allocated for housing under site ref: H73 (see Policies Map extract above). They welcome that allocation, but question and object to the omission of parts of their land. These omissions are made up of two plots of land, namely Plots 'A' and 'B' as marked on the Policies Map extract above.

Plot 'A' corresponds with the Mill's former car park. It is unclear why this has been omitted from the housing allocation, and we suggest / request its inclusion as part of the allocation. There is no logic in excluding that small part of brownfield land, and permission has been granted in the recent past for its use as part of the residential conversion scheme.

Plot 'B' is the land to the north of the proposed allocation. This comprises a former man-made lodge and adjacent land, which is capable of accommodating a modest number of new homes. To support these representations we enclose drawing ref: PL-700-01 (Proposed Site Plan). This suggests the scope to accommodate in the region of 8 dwellings on this part of our client's land, but we anticipate that it could include more than 8 homes depending on their size / type.

Our client accordingly objects to its ongoing Green Belt designation and requests its allocation for housing as an extension to site H73.

Considering the Green Belt credentials of this particular parcel of land (ie Plot B), we question the extent to which it fulfils any of the purposes of Green Belt when it is considered in its own right, and particularly given the proposed release of site H73. If that allocation is taken forward, the remaining land will be left as little more than an 'indent' in the newly formed settlement boundary, and that will serve no meaningful or logical purpose.

Considering the five purposes of the Green Belt as set out in the Revised NPPF, we comment as below.

To check the unrestricted sprawl of large built-up areas

We contend that the release of this discrete parcel of land (Plot B) in conjunction with H73 will not result in the 'unrestricted sprawl' of a large built up area. First, Edenfield is not a 'large built up area'. The site is an ideal site for release from the Green Belt, for reasons of its self-containment (having regard to H73 and the adjacent settlement. It is a logical 'flex' extension, which lacks overall visibility, and the stream that flanks the eastern edge removes any opportunity for 'urban sprawl' or encroachment. Nor is the land 'open', which is the principal attribute of any Green Belt.

To prevent neighbouring towns merging into one another

The release of Plot B for a small number of homes will be barely perceptible when considering both the actual and perceived gap between settlements (in this case between Edenfield and the nearest settlement, Ramsbottom).

To assist in safeguarding the countryside from encroachment

Following the release and development of H73 for housing, Plot B will not read as part of the countryside. It will be flanked by housing and hard development to the north, south and west, and



as noted above will be left as nothing more than an 'indent' in the settlement boundary. Building a small number of quality homes on this site (and in the context of the release of H73) would not, therefore, constitute encroachment into the countryside.

To preserve the setting and special character of historic towns

Edenfield can reasonably be described as a historic town, but its historic core is some distance from the subject land. More modern housing flanks its eastern edge (albeit at a higher level). Again, in the context of site H73, the remaining parcel of land (Plot B) represents the logical 'rounding off' of this part of Edenfield, and cannot sensibly be argued as harming the special character of a historic town.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

It is very evident that, while the emphasis correctly remains on reusing brownfield land, there is insufficient brownfield land to accommodate the future needs of the Borough. It is for that reason why the Council has little option but to release sizeable areas of Green Belt land in order to accommodate its needs. Put simply, there is not sufficient brownfield land to accommodate future needs, and as such it cannot be suggested that the release of this small, discrete parcel of land might prejudice the use of derelict and other urban land in the Borough.

The above demonstrates that the subject site (Plot B) does not serve any true Green Belt purpose, and particularly if site S73 is developed for housing.

SHLAA 2018

While we appreciate that the purpose of the SHLAA is not to allocate sites, it is worth highlighting that Edenwood Mill is included as a potential site for housing development in the 2018 SHLAA (see extracts at Annex A).

The site scores well in the SHLAA, as it is previously developed, adjoining Edenfield's settlement boundary. Notably, the assessment confirms that any landscape impacts will be 'low' (we agree). The assessment also explains that :

"The site is also identified as a Woodland Stepping Stone Habitat and therefore the area available for development has been reduced by 50% to allow protection of the habitat. It is considered that the site can become suitable in the medium term subject to the access being improved, the woodland habitat being preserved and if it is demonstrated that there are no flood risk issues to the proposed residential units."

Our client assumes that the above is the rationale behind allocating only part of our client's land and to leave the northern section as Green Belt. While our client acknowledges and is respectful of the ecological sensitivities, it is considered that these can and will be addressed via a future planning application (following appropriate surveys and with suitable mitigation), but it is not appropriate to try to second guess that assessment work and retain Plot B as Green Belt. Once site H73 is developed, the retention of Plot B as Green Belt will make little sense. Instead, it is entirely logical



to release the entirety of the land, and allow technical / environmental matters to be addressed robustly via a planning application.

One other matter we wish to raise in respect of the SHLAA is the recorded 'Delivery Timeframe'. It is not clear why it is being suggested that the timeframe will be 6 – 10 years. We feel that it is more likely that housing can and will be delivered in years 3 – 5, and we requested that that be adjusted.

CONCLUSIONS

Adjustment of the Green Belt and a corresponding change to the settlement boundary for Edenfield to integrate both Plot A and Plot B would be a positive change that supports wider regeneration and would help to reinvigorate this part of Edenfield, while accommodating quality and much needed new homes in a discrete, sustainable location. Fundamentally, the land serves no proper Green Belt function or purpose, and this will be particularly the case when site H73 is developed for housing.

Our client therefore objects to the retention of Plots A and B within the Green Belt and considers that proposition to be **unsound** because the retention of the land as Green Belt is not logical in the context of H73 and is therefore not positively prepared, justified, effective, or consistent with national policy. We would be grateful if the Council / Inspector at EIP would have due regard to the contents of this letter and allocate Plots A and B as part of housing allocation ref: H73.

If you require any further information or wish to discuss matters, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
Roman Summer Associates Ltd



Richard Gee
Director



ANNEX A

EXTRACTS FROM SHLAA (AUGUST 2018)

GENERAL INFORMATION

Site Ref **SHLAA16271** Most Recent Source **Planning application 2004/513** Site Gross Area (ha) **0.87**

Site Name **Edenwood Mill, Ramsbottom**

Greenfield versus Brownfield **Brownfield** Designations **None**

Site Location - Urban Area, Countryside or Green Belt **Green Belt adjoining the urban area**

Current Land Use **Derelict mill and woodland**

Characteristics of the site reducing the development area **Woodland Stepping Stone Area covering the majority of the site (area available for development reduced by 50% to allow for protection of the habitat)**

Area available for development **0.43** Net Development Area (ha) **0.38** Density **30 dwellings per hectare** Crown Copyright. Licence no.: 100023294

Yield calculated **11** Yield proposed by applicant **25** Current planning permission

AVAILABILITY

Land ownership **single ownership**

Comments **private ownership**

Intentions of landowner **developer/landowner willing to deliver residential units in the short term (next 5 years)**

Comments **The landowner submitted a planning application for the conversion of the mill to 25 apartments which has been approved but is now expired (2004/513). The landowner has renewed an interest in developing the site (email received 16.01.2017).**

Legal constraints / ownership issues **no legal or ownership constraints known**

Comments

SUITABILITY

Topography **gradient present but can be mitigated**

Comments **Flat part along the brook but steep slopes going up towards the west**

Vehicular access **access is a major constraint and significant new infrastructure is required**

Comments **Significant constraints as Eden Lane and Rosebank are narrow lanes. Potential access via the site to the north.**

Distance to strategic road network **within 1.5km (approximately 1 mile)**

Comments **780m to M66 junction**

Access by public transport **high frequency bus service (half hourly or more frequent) within 400m (0.24 miles)**

Comments **380m to bus stop of Bolton Road North with access to several services**

16 August 2018

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Access to primary school **access within 500m (0.31 miles)**

Comments **460m to Stubbins Primary School**

Access to secondary school **access within 5km (approximately 3 miles)**

Comments **3690m to Haslingden High School Specialist Arts College and 3.5km to Woodhey High School**

Access to GP surgery **access within 3km (1.8 miles)**

Comments **1.7km to nearest GP in Ramsbottom**

Access to a local centre or convenience shop **access within 1.5km (approximately 1 mile)**

Comments **1.3km to Edenfield local centre and 1.9km to Morrisons in Ramsbottom**

Access to a park or play area **access within 1.5km (approximately 1 mile)**

Comments **1040m to nearest play area**

Flood risk **less than 50% in flood zone 2 or affected by medium surface water flood risk**

Comments **Less than 10% of the site is within flood zone 3 and 2. Also, less than 10% of the site is at high and medium risk of surface water flooding.**

Ecological value **located in a Biological Heritage Site, Local Geodiversity Site or Core Area or Stepping Stone areas**

Comments **Majority of the site within a Woodland Stepping Stone Habitat. The area available for development has been reduced by 50% to allow the protection of part of the habitat.**

Recreational value **presence of Public Rights Of Way or informal use**

Recreational value comment **Public right of way going through the site**

Heritage assets **site does not contain or adjoin a Listed Building and site is not within or adjoins a Conservation Area**

Comments **Chatterton / Strongstry Conservation Area situated 300m to the west of the site**

Landscape value **low landscape impact**

Comments **Settled Valleys. The independent landscape study concluded that the site is suitable for development with mitigation.**

Land contamination **potential contamination issues or known issues but capable of remediation**

Comments **Potential land contamination on a large part of the site**

Mineral sterilisation **if entirely within or partly within a Mineral Safeguarding Area or surface coal area**

Comments **May require further site investigation**

Land instability **if no known issues and situated in a low risk development area**

Comments

16 August 2018

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Proximity to dangerous structures	not within any HSE consultation zones
Comments	
Bad neighbour	site in residential or retail area
Comments	
Constraints due to utilities	no known utilities infrastructure on site
Comments	Waste water infrastructure under the lane, not affecting the development

ACHIEVABILITY

Extra costs of development	if significant extra costs required
Comments	New vehicular access. Land contamination report. Flood risk assessment. Ecological impact assessment. Demolition of derelict mill.
Market area	high value market area (£190 to £210/sqm)
Comments	

CONCLUSION

Availability summary	Available now
Justification	The landowners submitted a planning application for the conversion of the mill into 25 apartments in 2004, and renewed an interest to develop the site (email received in January 2017).
Suitability summary	Suitable in medium to long term
Justification	Planning permission was granted in 2004 for the conversion of the mill into 25 apartments (ref 2004/513). However, the vehicular access is a significant constraint for the development of the site. The site is also identified as a Woodland Stepping Stone Habitat and therefore the area available for development has been reduced by 50% to allow protection of the habitat. It is considered that the site can become suitable in the medium term subject to the access being improved, the woodland habitat being preserved and if it is demonstrated that there are no flood risk issues to the proposed residential units.
Viability and achievability summary	Achievable now
Justification	Significant extra costs have been identified with the development of the site (e.g. demolition costs, creation/improvement of the vehicular access). However the site is within a high value market area, therefore the development can still be viable. It is considered that the site can be developed quickly once the constraints have been addressed.
Conclusion	Developable in the medium to long term (within 6 to 10 years, or after 10 years)
Justification	The site is considered to be available as the landowner submitted a planning application for the conversion of the mill into 25 apartments in 2004 and renewed an interest in developing the site in January 2017. The site can become suitable if the vehicular access is improved or if a new access is created. The woodland habitat should also be preserved and the flood risk should be adequately mitigated. The development is considered viable as the site is situated in a high market value area. Overall, the site is developable in the medium term.

16 August 2018

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Delivery (next 5 years) Delivery (6 to 10 years) Delivery (11 to 15 years)

APPENDIX E - EXTRACTS FROM LAL APPRAISAL

LANDSCAPE ASSESSMENT Eden Mill

LANDSCAPE EFFECTS

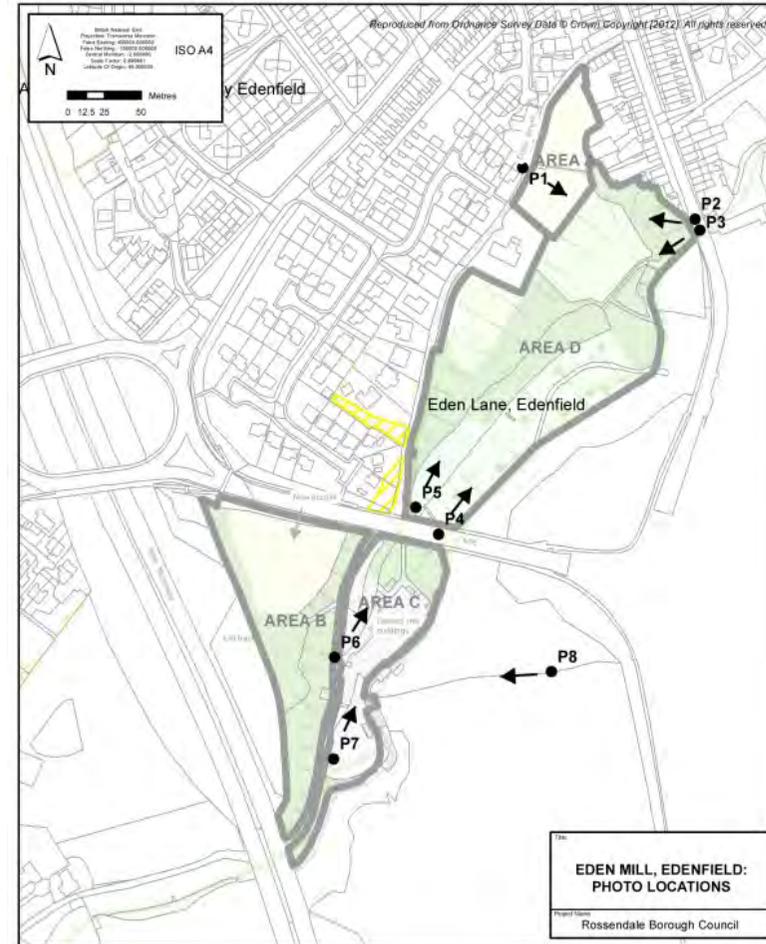
AREA A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

AREA C SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

AREA D SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE



Eden Mill Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible – slight impact	Negligible–slight impact	Slight impact	Slight – moderate impact
	Low	Negligible– slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight moderate impact	Moderate impact	Moderate-substantial impact
	High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

Eden Mill Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible – slight impact	Negligible–slight impact	Slight impact	Slight – moderate impact
	Low	Negligible– slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight moderate impact	Moderate impact	Moderate-substantial impact
	High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

Eden Mill Area C SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible – slight impact	Negligible–slight impact	Slight impact	Slight – moderate impact
	Low	Negligible– slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight moderate impact	Moderate impact	Moderate-substantial impact
	High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

Eden Mill Area D SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible – slight impact	Negligible–slight impact	Slight impact	Slight – moderate impact
	Low	Negligible– slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight–moderate impact	Moderate impact
	Medium	Slight impact	Slight-moderate impact	Moderate impact	Moderate-substantial impact
	High- Medium	Slight impact	Slight moderate impact	Moderate impact	Moderate-substantial impact
	High	Slight–Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

VISUAL EFFECTS Eden Mill

Susceptibility of receptors:

Eden Mill Visual receptors	SENSITIVITY
• Walkers on FP 111 Eden Street	High
• Walkers on FP 112 / path to mill from A56/Bury Rd junction	High
• Travellers on A56	Low
• Pedestrians on A56 pavement	Medium
• Travellers on A58	Low
• Pedestrians on A58 Bury Rd road bridge	Medium
• Residents	High

Eden Mill Area A	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 112 / path to mill from A56/Bury Rd junction		nil
Travellers on A56	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Pedestrians on A56 pavement	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Travellers on A58	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Pedestrians on A58 Bury Rd road bridge	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Eden Mill Area B	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 112 / path to mill from A56/Bury Rd junction	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Travellers on A56	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on A56 pavement	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on A58	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Pedestrians on A58 Bury Rd road bridge	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Eden Mill Area C	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on FP 112 / path to mill from A56/Bury Rd junction	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on A56	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on A56 pavement	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on A58	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Pedestrians and travellers on A58 Bury Rd road bridge	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Eden Mill Area A	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Lane End	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents to west of site	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Eden Mill Area B	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Bury Road east of site		nil
Residents of Lane End		nil
Residents to west of site		nil

Eden Mill Area C	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site		nil
Residents of Lane End		nil
Residents to west of site (Eden St, Eden Lane)		nil

Eden Mill Area D	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Lane End	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents to west of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Eden Mill Key receptors	SIGNIFICANCE			
	Area A	Area B	Area C	Area D
* <i>Varies, worst case shown</i>				
Walkers on FP 111 Eden Street	Major moderate adverse impact*	Major moderate adverse impact	Major adverse impact	Major adverse impact
Walkers on FP 112 / path to mill from A56/Bury Rd junction	nil	Moderate-slight impact	Moderate adverse impact	Major adverse impact
Travellers on A56	Slight impact	Moderate-slight impact	Moderate adverse impact	Moderate adverse impact
Pedestrians on A56 pavement	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Pedestrians on Bury Rd road bridge	Moderate adverse impact	Slight adverse impact	Moderate-slight impact	Major adverse impact

Eden Mill Key receptors	SIGNIFICANCE			
	Area A	Area B	Area C	Area D
* <i>Varies, worst case shown</i>				
Residents on 10 - 18 Burnside	nil	Moderate impact	nil	
Residents on Bury Road east of site	Moderate impact	nil	nil	Major-moderate impact
Residents of Lane End	Moderate impact	nil	nil	Major-moderate impact
Residents to west of site	Moderate impact	nil	nil	Moderate impact

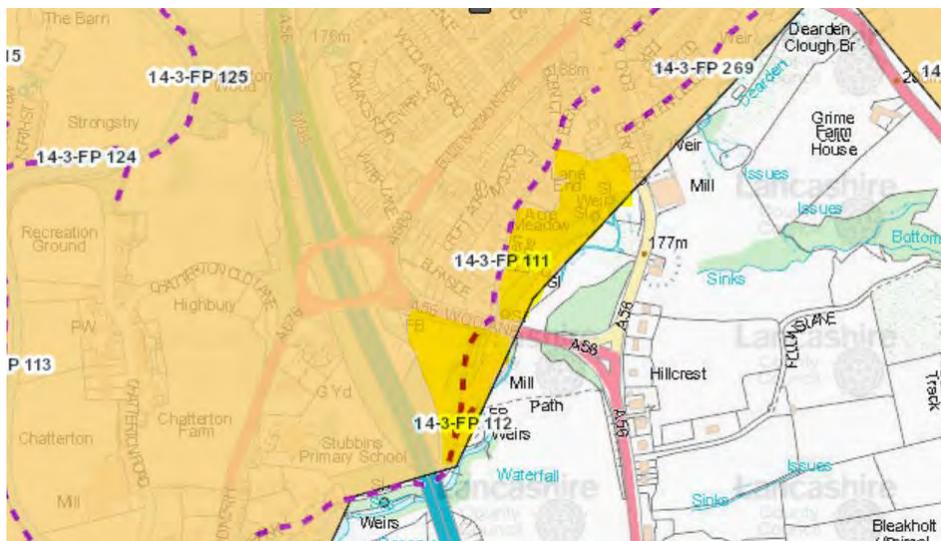
SENSITIVITY +MAGNITUDE=SIGNIFICANCE

SITE DEVELOPABILITY

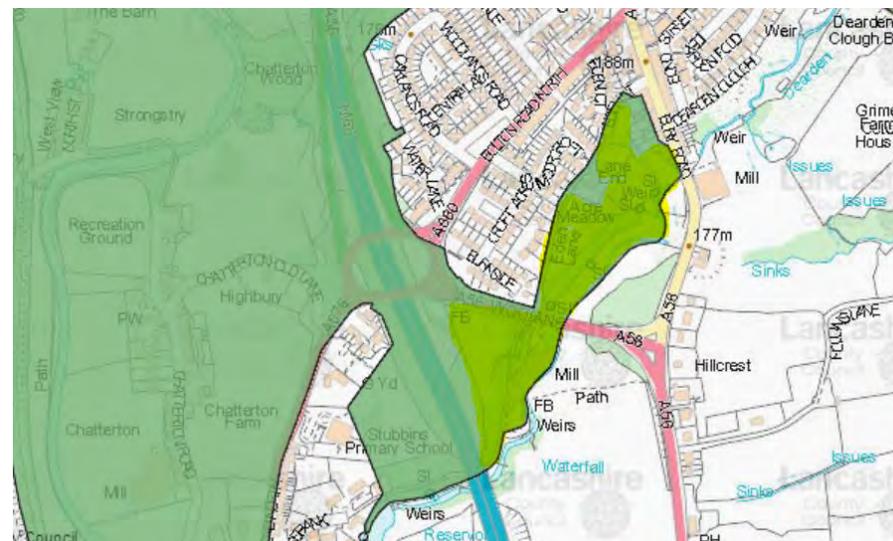
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Eden Mill Area A	Suitable for development with mitigation
Eden Mill Area B	Suitable for development with mitigation
Eden Mill Area C	Suitable for development with mitigation
Eden Mill Area D	Not suitable for development on landscape grounds

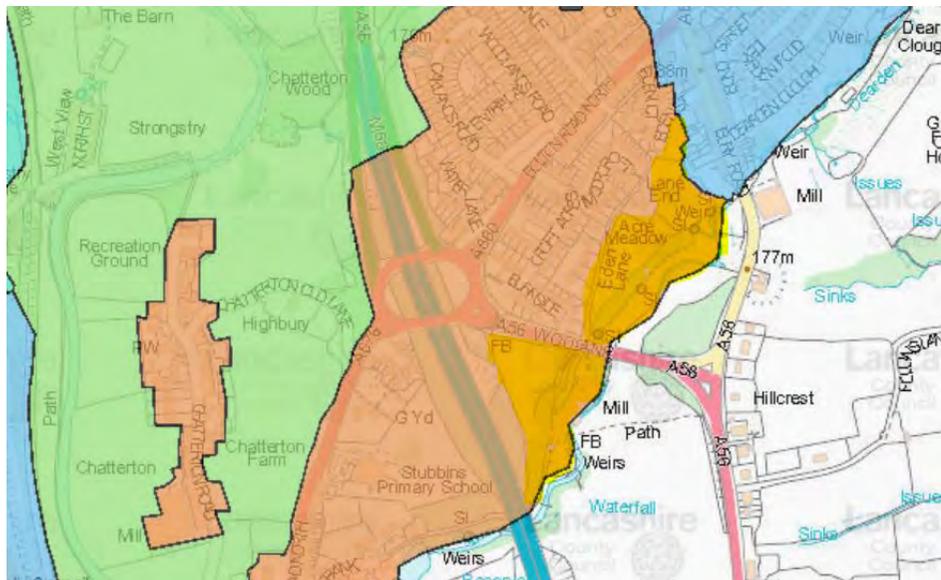
Further information:



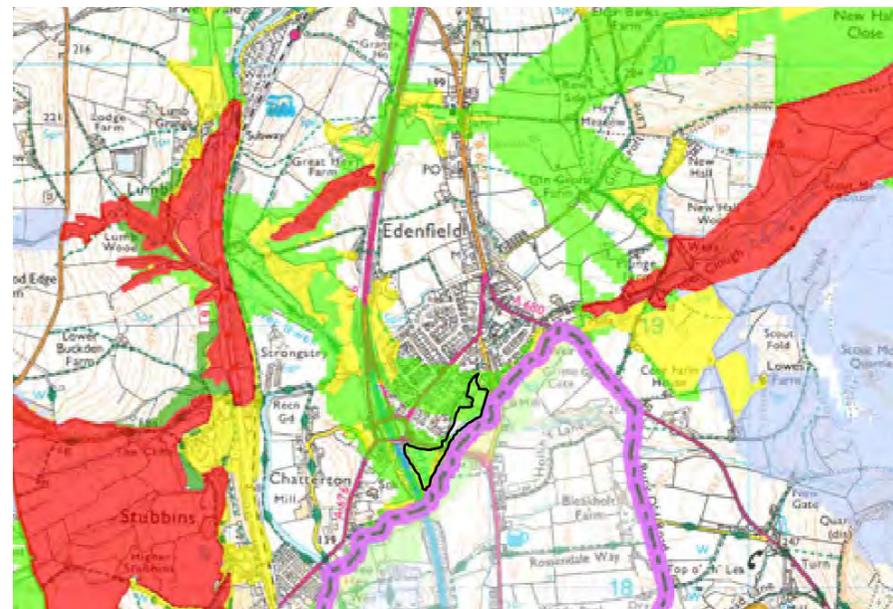
Landscape Character Type and footpaths Eden Mill Road Source: MARIO



Green Belt Eden Mill Source: MARIO



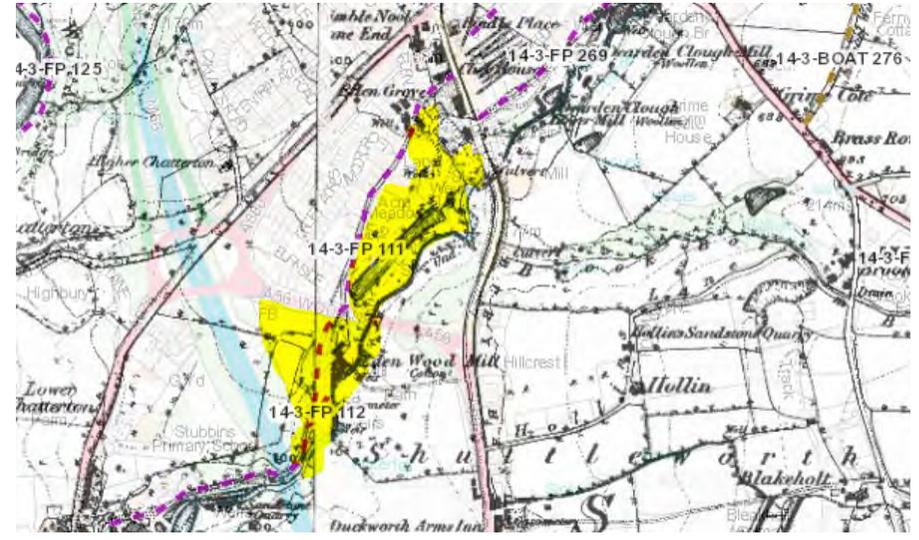
Historic Landscape Character Type Eden Mill Road Source: MARIO



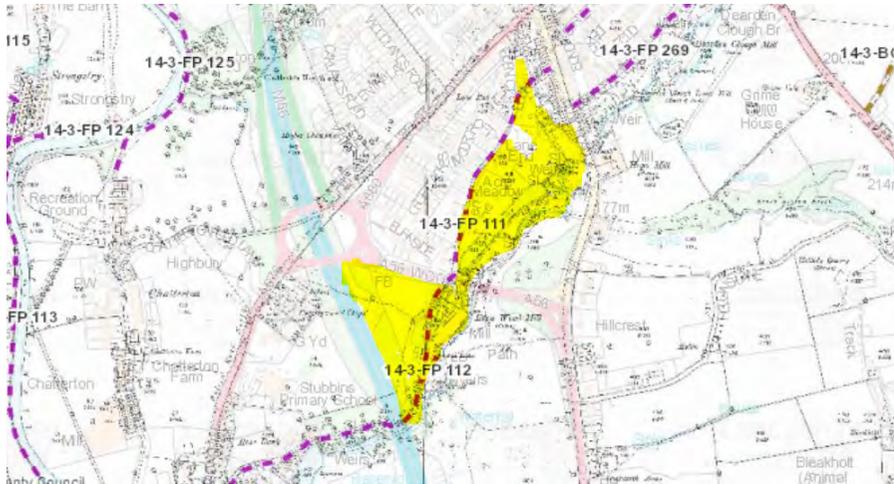
Lancashire Ecological Network, Woodlands: Eden Mill Source LCC



Conservation Area Eden Mill Source: MARIO



1:10,000 Eden Mill Source: MARIO



1: 2500 1890 Eden Mill Source: MARIO

APPENDIX F - THE PROPOSALS



PROPOSED ACCOMMODATION SCHEDULE:	
5 BED UNITS	3
4 BED UNITS	38
3 BED UNITS	22
2 BED UNITS	6
TOTAL UNITS	66



Squareyard

Landscape Architecture - Urban Design - Masterplanning

Email - studio@yd2.co.uk
Web - www.yd2.co.uk
Tel - 07514 281 452

Registered office:
Yd2 Ltd.
83 Ducie Street, Manchester, M1 2JQ



- GENERAL NOTES:**
- DO NOT SCALE FROM THIS DRAWING
 - DIMENSIONS GOVERN
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
 - YD2 SHALL BE NOTIFIED OF ANY DISCREPANCIES

DRAWING NOTES:

REV	DESCRIPTION	DRAWN	CHECKED	DATE
(-)	ISSUED FOR PRE-APPLICATION SUBMISSION	AV	AV	13/04/2020

PROJECT TITLE
**EDENWOOD MILL
LAND OFF WOOD LANE
EDENFIELD**

DRAWING TITLE		SCALE
INDICATIVE SITE MASTERPLAN		@ A1 1:500
PROJECT NUMBER		DATE
YD2_20_07	DRAWING No. YD2_EW_MP001	APR 20
REVISION		(-)
		975



PRECEDENTS IMAGES



ROMAN SUMMER

Forward Planning
Rossendale Borough Council
One Stop Shop
Bacup
OL13 0BB

Our ref: G187/L002
Date : 15 October 2021

Dear Sir / Madam

ROSSENDALE LOCAL PLAN

MAJOR MODIFICATIONS AND ADDITIONAL MODIFICATIONS

REPRESENTATIONS ON BEHALF OF BRYAN REED, KENNETH AINSWORTH AND DAVID AND DIANA ISHERWOOD [AS LANDOWNERS] AND ROWLAND HOMES [AS SELECTED DEVELOPER]

We act for the owners and promoter of the land adjacent to Swinshaw Hall, Loveclough and are instructed to provide the following comments in respect of the Council's Schedule of Main Modifications, associated changes to the Policies Map and Additional Modifications (also the Council's response document in respect of changes to the NPPF).

NPPF Implications

The Council has correctly identified that the word 'beautiful' appears in a number of places in the 2021 NPPF, but does not suggest any changes to the emerging Plan, stating (on page 4) that the Plan 'seeks to achieve beauty' by virtue of policy ENVI.

We suggest that the Council should go one step further, and – mirroring more precisely the wording of the NPPF – should introduce an explicit reference to the desire to create 'beautiful' environments Rossendale as part of policy ENVI. We have suggested possible wording below in respect of draft policy ENVI.

Additional Modifications

Our client raises no concerns or comments about any of the AMs.

Major Modifications

MM001 – Spatial Strategy

We suggest that the word 'beautiful' is inserted into the 'Local Plan Vision', because presumably part of that vision is to reflect NPPF and the Council's aspiration to create beauty in all developments in Rossendale.

Under **Development Hierarchy**, we note and support the identification of Loveclough / Goodshaw as a newly designated Rural Local Service Centre.



Under **Key topics – Housing**, there ought to be recognition of the fact that the housing target is a minimum requirement / target and that Rossendale (in common with all councils) is charged with **'boosting significantly'** its supply. It should also be recognised that - subject to detailed design and density - certain housing allocations might accommodate more houses than the Plan is speculating. With that in mind, we suggest the insertion of the words **'at least'** (as below and as included in Policy HSI) is appropriate :

'The Plan allocates in full land to meet the Housing requirement of **at least** 3,191 new homes over the Plan period 2019 to 2036.'

MM008 - Policy HS2: Housing Site Allocations

We continue to support the proposed allocation of the Swinshaw Hall site for housing under site ref H3, and support the agreement now reached that the site will be delivered in years 1 to 5 of the Plan period. Backed by a reputable housebuilder with a good track record of delivery, the intention is to submit a detailed planning application immediately upon adoption of the new Local Plan, with a view to delivering all of the homes within a period of between 2 and 3 years from the date of adoption. Indeed, detailed investigations are already underway as a precursor to such an application.

Notwithstanding that broad support, our clients are disappointed to note that the draft policy continues to impose a limit of 'up to' 47 dwellings. We have previously pointed out that that figure was little more than a crude estimate based on no detailed analysis work. Table 7 suggests that this is based on the arbitrary figure of 26 dwellings per hectare (which we note has changed from the previously suggested 27 dph) without sufficient justification.

We question whether such a low density is fully commensurate with the NPPF, which is firm and clear on the topic of raising densities. Under the heading 'Achieving appropriate densities', §124 promotes the efficient use of land, while §125 notes that :

'it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances ... plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate ... local planning authorities should refuse applications which they consider fail to make efficient use of land.'

§130 adds that planning policies and decisions should ensure that developments, *inter alia* :

'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'



It is acknowledged that the Framework also points out that ‘it may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range’, and in that regard we acknowledge that the Swinshaw Hall site occupies a quasi-rural location. However, Loveclough / Goodshaw is poised to be as a newly designated Rural Local Service Centre, and the locality is clearly set to change / evolve. We therefore fail to understand why a figure of 27 dph (now changed to 26 dph) has been selected. It feels rather ‘finger in air’ and we contend underplays the scope for this site to accommodate more than the suggested 47 homes.

It will not escape the notice of the LPA, Inspector or interested parties that restricting densities on allocations such as this (outside the Green Belt) has an obvious implication for the release of more sensitive Green Belt land. In short, low densities on allocated non-Green Belt sites such as Swinshaw Hall means that more Green Belt land needs to be released. Higher densities mean that less Green Belt needs to be released.

With that in mind, we remind the LPA of NPPF §141, which states that :

‘Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has **examined fully all other reasonable options** for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy, *inter alia* :

optimises the density of development ... including whether policies promote **a significant uplift** in minimum density standards in town and city centres and **other locations well served by public transport** ‘

The Swinshaw Hall site is well served by public transport, and we suggest that a ‘reasonable option’ is to consider ‘a significant uplift’ in density at the site (in line with NPPF advice). We are not convinced that the LPA (or in turn the Draft Plan) has taken this on board, and is in turn in serious danger of releasing more Green Belt land that it needs to do so.

Indeed, in draft Policy **HS4: Housing Density (MM014)**, the LPA appears to acknowledge the above points. For example, the explanatory text of that policy states:

‘Other sustainable locations **where higher densities will be expected** include sites within the urban boundary and **within 300 metres walk reasonable walking distance to bus stops on key corridors such as the X43** and 464 bus routes.’

The Swinshaw Hall site has very good accessibility to local bus services (including the X43 as referred to above), being situated within 50m walking distance of two bus stops on the A682 Burnley Road. Buses serving Burnley Road are relatively frequent, and provide access to local areas including Barnoldswick, Burnley, Clow Bridge, Colne, Crawshawbooth, Manchester, Prestwich, Skipton and Waterfoot, as shown in the table on the following page.



Northbound – (Commercial Street) Stop ID: LANGDGWP		Southbound – (Commercial Street) Stop ID: LANGDGWM	
<i>Service Number</i>	<i>Destination</i>	<i>Service Number</i>	<i>Destination</i>
X43 Witch Way	Dunnockshaw, Clow Bridge, Rosehill, Burnley, Colne, Barnoldswick, Skipton	X43 Witch Way	Crawshawbooth, Rawtenstall, Prestwich, Manchester City Centre
743	Dunnockshaw, Clow Bridge, Rosehill, Burnley	743	Crawshawbooth, Rawtenstall, Waterfoot
Buses per hour (Peak)	4 (1 every 15 minutes)	-	4 (1 every 15 minutes)
Buses per hour (Inter Peak)	4 (1 every 15 minutes)	-	4 (1 every 15 minutes)
Buses per hour (Off Peak)	2 (1 every 30 minutes)	-	2 (1 every 30 minutes)

In which case, why is the suggested density of the Swinshaw Hall site being fixed at an arbitrarily low level of 26 dph? This would seem to contradict / undermine emerging policy HS4 and the explicit advice set out in the Framework.

This is not a new point raised by our clients. It is something that we flagged in some detail in the pre-application package in April 2020 (the documents for which we are reissuing as part of these representations). We invite the Inspector to revisit that package (parts of which are summarised below), with the above NPPF advice clearly in mind. We have argued that that a figure of 69 dwellings is readily achievable and realistic for this site, and would represent more efficient and sustainable use of the land, in turn relieving pressure on Green Belt land.

Our figure of 69 dwellings has been informed through very careful / thorough consideration of the site, its context, its opportunities and constraints, informed by detailed heritage and landscaping work / assessment. Please note that this figure does not suggest that the entire site should be developed for housing (refer to TPM masterplan as enclosed), and the evidence that we have provided demonstrates that there is more than ample room for meaningful open space, tree and woodland management, new landscaping and ecological mitigation / enhancement measures alongside the proposed homes.

In consideration of heritage, Swinshaw Hall site is not listed or in a Conservation Area, albeit the *Loveclough Fold Conservation Area* is located immediately to the west of the site and listed buildings located close by. We refer the Inspector to the separate *Heritage Briefing Report* by Graeme Ives Heritage which was submitted as part of the pre-application process and is resubmitted with these further representations.

We agree that the Hall is a non-designated heritage asset, and in doing so it is important to be mindful of NPPF, which states that :

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-



designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

The *Heritage Briefing Report* was prepared by Graeme Ives Heritage, who, prior to establishing his independent consultancy, worked between 2006 – 2015 with English Heritage (now Historic England), and between 2012-15 as its Principal Inspector and Leader of its North West Development Management Team.

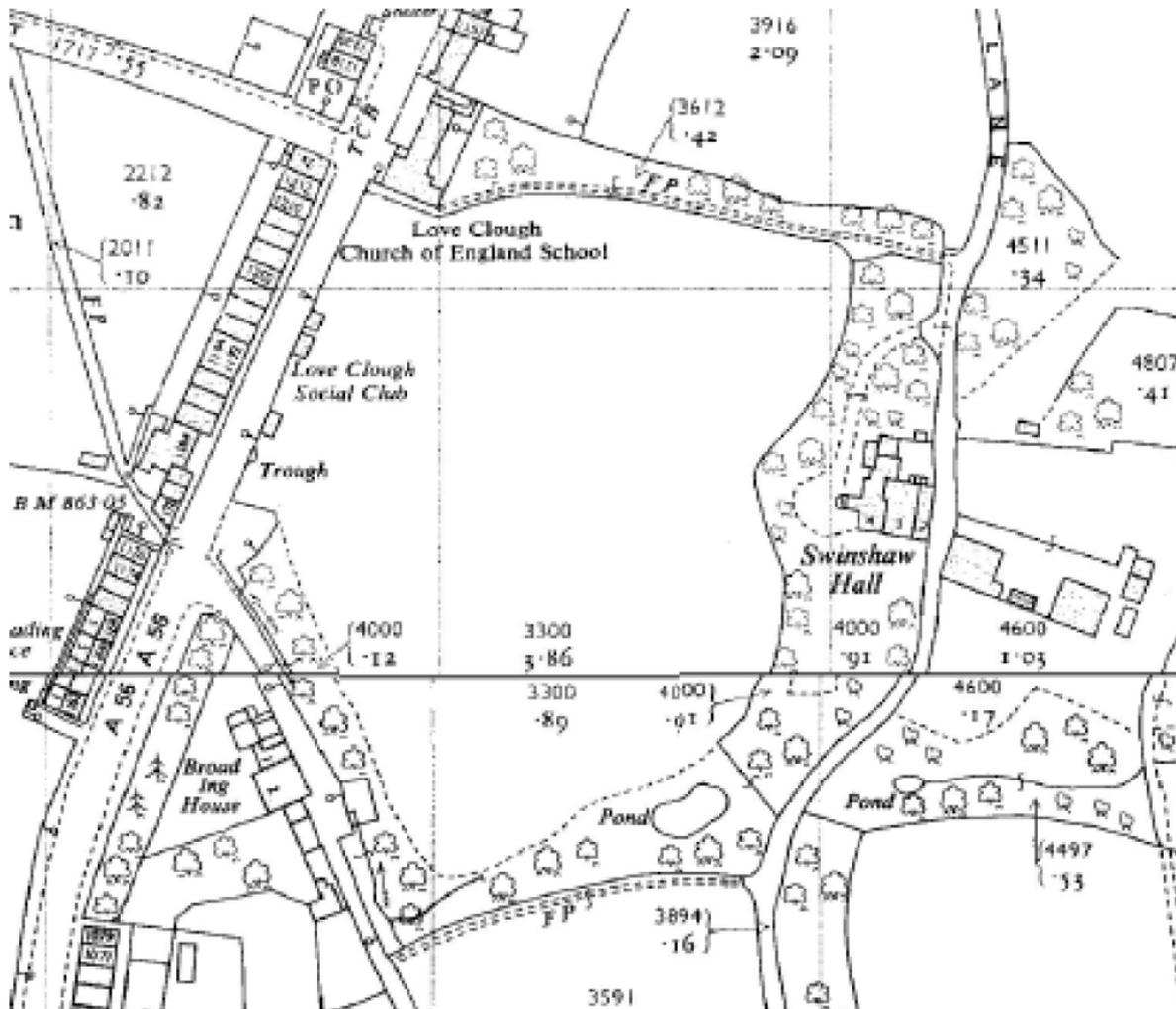
In his report, Mr. Ives identified the heritage assets that are relevant to the proposed allocation of the site, with reference to the relevant policies and definitions of the National Planning Policy Framework (NPPF), guidance contained in the Planning Practice Guide (PPG), and the associated Historic England guidance on Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning.

Mr. Ives highlights the first edition Ordnance Survey map (surveyed 1848), which clearly shows a row of properties to the west of Swinshaw Hall, along the frontage to Burnley Road. This was referred to as ‘Union Row’ (see map extract below).





Mr. Ives also considered historic mapping beyond that, including that reproduced below from 1962.



Mr. Ives noted that, although the frontage to Burnley Road is currently open and provides heavily filtered views through the tree cover towards the Hall, this open aspect is a relatively modern characteristic, and buildings have occupied the frontage to Burnley Road for much of the period since the construction of the Hall.

In respect of the site's contribution to the setting of the adjacent Conservation Area, Mr. Ives highlighted that the site is located on the eastern side of Burnley Road and is not identified in the Council's Conservation Area Appraisal in any of the key views from the conservation area. The site is largely screened from within the Conservation Area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the Conservation Area, is terminated by the former Sunday School building and the trees that stand above it to the east.

Mr. Ives further noted that planning permission (Application Reference: 2011/0457) has been granted for the erection of 10 dwellings within the site of the Working Men's Club at the corner of Commercial Street and Burnley Road, and that that approval / land allocation forms part of the evolving context for the Swinshaw Hall site.



In overall terms, Mr. Ives concluded that, while the site forms part of the wider setting of the Conservation Area to the east of Burnley Road, it makes a limited contribution to the experience of the Conservation Area and is considered to make a neutral contribution to its significance.

In consideration of Swinshaw Hall as a non-designated asset, Mr. Ives suggested that the central part of the proposed allocation site makes a positive contribution to its setting and significance, while the areas to the north of the public footpath and south of the remnant tree belt make a neutral contribution. This is reflected on the *Constraints and Opportunities* plan prepared by TPM Landscape (which we are submitting as part of these representations).

Mr. Ives suggested that, while development of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall, that change would only represent a neutral impact on the significance of the Hall.

Similarly, the southern part of the site is well separated from the Hall, which is filtered by the intervening tree cover, even in winter conditions. The sinuous alignment of Goodshaw Lane also increases the perceived sense of separation. Mr. Ives suggested that the allocation of the southern area of land would not affect the narrow, characterful, stretch of Goodshaw Lane, as it passes the Hall, or interfere with the ability to appreciate its architectural detailing or the associated drive, entrance gates and walled garden. As such, while development of the southern part of the proposed allocation site would cause a degree of change within the setting of the non-designated heritage asset, that change is considered to represent a neutral impact on its significance.

Mr. Ives confirmed that the central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley.

However (as noted earlier), the Historic Map Regression confirms the development of the eastern side of Burnley Road by the mid C19th, and Mr. Ives questioned whether the Hall was ever intended to have a presence from Burnley Road. He pointed out that it was intentionally screened by the tree planting within the immediate garden area. Furthermore, some of the buildings of the former Union Row remained in situ along the eastern side of Burnley Road at least into the 1960s and would have contributed to the foreground of the Hall. The growth of ribbon development along Burnley Road was also contemporary with the construction of the Hall and continued until at least the 1960s.

Accordingly, Mr. Ives suggested that the principle of building a small linear development along the Burnley Road frontage appears would be consistent with the historic development of Loveclough.

Furthermore, he suggested that the configuration of the southern boundary of that central area, and associated tree planting, provides a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. He pointed to the small concave area that sits to the south of the westerly alignment of the Hall, and suggested that discrete and high quality development in that zone is unlikely to interfere in views from the Hall across the valley.



Mr. Ives recommended that the remainder of the central area should be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

All of Mr. Ives' recommendations for the land are reflected in the illustrative masterplan prepared by TPM Landscape (as enclosed with these representations).

Landscape Assessment and Illustrative Masterplan (TPM Landscape)

To further support our pre-application package to the LPA, we also provided the following information prepared by TPM Landscape :

- Landscape and Visual Impact Assessment
- Constraints and Opportunities Plan (ref I01)
- Indicative Masterplan (ref I02A)
- Landscape Design Statement

We are submitting the same information to support these representations on the proposed Modifications, and request the Inspector to give this due consideration.

The above documentation notes that the development of the site provides a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate housing land as part of the new Rossendale Local Plan. It can readily achieve development of up to 69 (not just 47) dwellings on a site that represents a natural and logical extension to the settlement of Loveclough.

The main housing zones (reflecting both Mr. Ives' heritage advice and TPM's landscape and visual assessment work) are located on the northern and southern parts of the site. It is proposed that the central part of the site will be retained and enhanced as public open space, albeit a modest amount of development is suggested along the Burnley Road frontage (reflecting the historic pattern of hard development) and also towards the south of that space. A small number of well designed houses in that zone would retain a respectful distance from the Hall and would provide natural surveillance over the central space that might be offered as a community parkland / village green, with enhanced planting and measures designed to assist biodiversity.

New tree planting is proposed throughout, and particularly within the land west of the hall, to enhance and bolster the existing parkland trees and woodland that give this area its character. The rough pasture within the area west of the hall proposed as public open space will be promoted as a species rich grassland and wildflower meadow.

Landscape buffers are proposed along boundaries against Goodshaw Lane and to the south and north of the development parcels to allow for the retention of existing vegetation, hedgerows and trees. New planting in these locations will allow for screening and softening of the proposed development.

The development parcels are readily capable of delivering between 59 and 69 dwellings at an appropriate density of 35 houses / hectare (which far better responds to the comments in the NPPF and emerging Local Plan about increasing densities in accessible locations and making efficient use of land). The lower figure (59) is based on development within the primary areas highlighted in grey,



rising to the upper figure of 69 with the inclusion of modest, sensitive development within the land to the west of the hall as described above.

The reason we are highlighting the above is to emphasise our contention that the LPA is seriously understating the extent of homes that could readily be accommodated on the Swinshaw Hall site. Rather than employing an arbitrary density previously stated as 27 dph, but now reduced to 26 dpa without justification, the landowners of the site have undertaken very careful and detailed analysis to derive an upper figure of 69 dwellings.

At the appropriate time, the LPA and local community will have full opportunity to assess the details of a planning application. Our point is very simple – the LPA is artificially downplaying the capacity of this allocation for weak and unsubstantiated reasons, to the extent that its own draft housing density policy is undermined. Our evidence demonstrates very clearly that it is readily capable of providing far more homes than 47. At a time that far more sensitive Green Belt land is proposed to be released, we are not convinced that the LPA has fully assessed the detailed information we have previously provided (which is re-provided with these representations), or robustly analysed the clear policy included within the Framework to increase densities where sensibly possible, to optimise the use of land, and before releasing Green Belt :

‘examine fully all other reasonable options ... including whether policies promote a significant uplift in minimum density standards ...’

We would add that the suggested site layout shown in Figure 1 of the MMs seems to reflect the suggested layout shown on TPM drawing ref: 102 A. Both are reproduced below.

Figure 1: Swinshaw Hall Loveclough Location Plan





TPM drawing ref: 102A :





That said, the LPA appears to have accepted TPM's suggested concept layout, which rather reinforces the points we are making about the capacity of the site to accommodate more than the 'up to 47' homes.

We also note that the TPM plan was an initial concept only, and caution should therefore be exercised when including such a plan in Development Plans.

As a small matter of housekeeping, we noted that, under Table 7 (page 37), the following note appears:

***To be determined as part of the master planning approach**

We assume that that statement – as highlighted by the asterisk – related to what was the Futures Park allocation (which is the only place an asterisk occurred in Table 7)? If that is correct, then we suggest that statement be removed for the avoidance of confusion.

Setting the above comments aside, we now turn to the specifics of the newly framed policy (**H3 - MM009**) that will govern the future of the Swinshaw Hall site.

The policy starts by referring to 'up to 47 dwellings'. We will not repeat the comments above, but trust that the Inspector will give those (and the enclosed documents) due consideration when considering the number of homes cited in the policy. The words 'up to' imply that 47 is the absolute upper limit for the site, but given what we have pointed out, surely that is incorrect and deemed unsound?

The policy lists a number of criteria, which we comment on below.

Part I requires that :

'Comprehensive development of the entire site is demonstrated through a masterplan with an agreed programme of implementation'

This is then explained in the accompanying text as :

'Rossendale Borough Council requires a masterplan for the development of the site and will work in partnership with key landowners and key stakeholders to ensure a masterplan is prepared. Implementation of development must be in accordance with an agreed Design Code across the whole site allocation.'

Our clients request clarification of this criterion. They take no issue with the requirement for 'comprehensive development' and that is their committed intention. Nor do they take issue with the preparation of a masterplan and a programme of implementation / phasing. All of that is a logical and common part of the planning process, and in some respects it has already been kick-started via the documentation enclosed with this letter. As a reputable housebuilder, our client does not oppose bringing forward this allocation through a comprehensive masterplan or phasing strategy. Nevertheless, they raise concerns surrounding the timing of such a masterplanning process and



crucially any delay that might cause to the preparation, submission and determination of an application, and the subsequent delivery of much needed new homes.

Our client questions the suggested requirement for some type of formal masterplanning process to be undertaken before a planning application is accepted. We consider that any such requirement would be unnecessary and unreasonable, and could delay the delivery of housing. Based on evidence of such approaches elsewhere, where LPAs (such as Wyre) have introduced such a pre-submission masterplanning requirement into policies. This has resulted in unnecessary delays in the delivery of homes.

As it is currently termed, this criterion is vague. If it is simply stating that, to inform any planning application, a masterplanning exercise must be undertaken, then our clients are agreeable. But what our clients do not consider necessary or appropriate is any requirement to carry out such an exercise in formal manner in advance of lodging a planning application. We request that this criterion be clarified to ensure that it does not slow down the delivery of much needed housing.

We raise similar points in respect of criterion 2, which requires that :

'The development is implemented in accordance with an agreed design code.'

Given that it is our client's intention to submit a detailed planning application, we question the purpose of a design code. The details of the houses and layout is the 'design code', and that will be explained in the supporting Design and Access Statement. That said, any requirement to prepare a design code over and above that would serve no purpose, and can be deemed unnecessary.

Criterion 3 to 10 list the documents that will be required to support an application, for example, a Heritage Assessment, a Flood Risk Assessment, a Transport Statement, an Ecological Assessment and Tree survey / assessment. While our clients have no issue with these items, they are surely standard requirements for any planning application of the scale / type of this allocation (and indeed all other allocations which also list out the documents). That said, is it necessary to list such obvious application documents in a Plan policy, in light of a national and local validation checklist? Documents required by the LPA are on those lists, and will be further flushed out during any pre-application discussions. Indeed, we are already aware of the application requirements, because those were listed in our pre-application letter (April 2020) and confirmed as agreed by the LPA in its response (with a small number of additions).

In respect of criterion (5), our clients have no issue with the preparation and submission of an Archaeological Assessment to support their application, although this appears to be based on what is described in the explanatory text as **'strong local belief'** that a former Quaker burial ground might be located towards the south of the site. We have seen no evidence of this, and request that the **'strong local belief'** is better explained. Like the other items listed, it is something of a 'given' that an application for this site will need to be supported by an Archaeological Report, and it is also a given that – if it reveals any potential archaeological value – that will be further investigated as development proceeds. Presumably a condition will be attached to any planning permission that will require such investigations if those are warranted.



In respect of criterion (6), this requires that :

'Measures to deal with minerals identified at the site are submitted and agreed prior to development on site.'

As a reputable housebuilder, our client will be focusing on building houses and will not be giving consideration to the extraction of any 'minerals' that might be buried beneath the site. In the event that any minerals of value were identified, we would suggest that this location is not suitable for mining activities. Nevertheless, if such an operation was to be commercially viable (which seems highly unrealistic given the modest size of the site), this would be subject to its own planning application and it would seriously delay the delivery of homes that are urgently required in Rossendale. In short, we query the necessity of this criterion.

Our client objects to criterion (14) which requires :

'A contribution to the creation of car parking provision within the centre of Crawshawbooth'

The supporting text explains this as below :

'The closest Local Centre to the site, with the associated necessary facilities, is Crawshawbooth which has identified issues in respect of parking. Given the proximity of the site to the Local Centre the development of this site will be expected to identify and contribute to parking solutions within the Local Centre.'

Our good local knowledge as regular visitors to and users of Crawshawbooth Local Centre is that it is a successful, popular, thriving centre that functions very well. There is not a severe parking problem. Like all historic villages in Rossendale and throughout the UK, it was not designed to accommodate the extent of traffic the world now has to cope with. That is hardly bespoke to Crawshawbooth. Precisely the same applies to all of Rossendale's town and villages centres, and yet we see no obligation on other housing allocations to resolve parking problems in places such as Rawtenstall or Edenfield, or indeed slightly further afield in the likes of Ramsbottom (where most of the new residents of Edenfield are likely to shop / visit).

While we do not profess to have carried out a systematic review of the Local Centre, we are unaware of any sites that are available, suitable and viable to accommodate a new car park. Nor have we seen any evidence from the LPA that they have undertaken such an exercise. That said, this is an unreasonable, unrealistic and onerous requirement that, in reality, might be impossible to deliver.

Even if a site was available and suitable, the landowner (assuming they are agreeable to sell) would hold a ransom position, which would inevitably impact on the viability of acquiring land in this location. Furthermore, this is also likely to have a direct negative impact on the viability and deliverability of the Swinshaw Hall development scheme.

Even if these constraints can be mitigated, there is then the matter of applying for planning permission for any such car park (with its associated delays, costs and risks), and - assuming planning permission is granted - the time and expense involved in laying out the car park to suitable standard.



All of the above introduces very serious risk, in terms of delays and expense, all of which will frustrate the delivery of much needed new homes on one of the Council's key housing allocations.

In short, our client considers this requirement to be unnecessary, unreasonable, onerous and unacceptable, and we object accordingly.

MM040 - Strategic Policy ENVI: High Quality Development in the Borough

Part (m) of this draft policy states that :

'A Development Brief or Design Code (as appropriate) will be required to support major new development and smaller proposals as appropriate'

We suggest this is clarified, because it could be taken to require either a Development Brief or Design Code for all / any major developments. Major developments can in fact be quite small, such as for just 10 houses. For the LPA to suggest that every such application needs to be supported by and based on a Development Brief or Design Code may not be realistic or necessary in practice.

We suggest that Development Briefs or Design Codes are called for in particular circumstances. For example, where a large site is allocated but no obvious developer interest is being shown. In such case, a Development Brief or Design Code might be a useful precursor to attracting attention and marketing a site with a view to bringing it forward. But in many cases – for example, the Swinshaw Hall allocation – there will be keen developer interest, and (again in the case of Swinshaw Hall) detailed planning applications will soon be worked up. In such cases, there is no need for Development Briefs or Design Codes, because all of those details will naturally be covered in the submission document.

We believe that RBC, the Planning Inspector and the community of Rossendale wish to see good quality and much needed housing and employment schemes to come forward swiftly. The LPA needs to be mindful that the blanket imposition of Design Codes and Development Briefs will raise costs and introduce delays. In certain circumstances those might be necessary and worthwhile, but not in all cases, and certainly not for all 'major' developments.

Part (p) similarly requires the submission of Health Impact Assessment for major developments, which we contest as being a necessary and reasonable requirement. We suggest it is reasonable for sizeable development proposals such as Swinshaw Hall, but this requirement ought not be imposed on each and every development comprising just a few houses.

MM055 - Appendix I – Parking Standards

Why is the LPA continuing to refer to PPG13 'Transport'? That was revoked in March 2012 and is surely no longer relevant to the modern planning system?



We trust that consideration will be given to the above comments and the enclosed documents, and if you require any further information or wish to discuss matters, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully

Roman Summer Associates Ltd



Richard Gee

Director



GRAEME IVES
HERITAGE PLANNING

Heritage Appraisal

Land off Burnley Road, Rossendale

Mr. Bryan Reed

March 2020

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1.0 Introduction

- 1.1 This Heritage Appraisal has been prepared on behalf of Mr. Bryan Reed to review the potential heritage considerations in respect to a proposed housing allocation in the emerging Rossendale Local Plan relating to land off Burnley Road, Rossendale, (the 'appraisal site').
- 1.2 The proposed housing allocation comprises Site H5 in the emerging Local Plan. This Heritage Appraisal reviews the potential heritage considerations associated with that site and the adjoining land immediately to the north, located between Goodshaw Lane and Burnley Road.
- 1.3 From a heritage perspective the application site is located close to Swinshaw Hall, which has been identified by the Borough Council as a potential non-designated heritage asset. Several listed buildings are also located to the west of the appraisal site within the valley floor of Limy Water.
- 1.4 This Heritage Appraisal identifies the heritage assets that are relevant to the proposed allocation of the appraisal site with reference to the relevant policies and definitions of the National Planning Policy Framework (NPPF), guidance contained in the Planning Practice Guide (PPG) and the associated Historic England guidance on Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning: 2 (2015).
- 1.5 The NPPF places the following requirements on applicants:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Paragraph 189)

- 1.6 Chapter 2 identifies the heritage assets that could be relevant to the proposed housing allocation and Chapter 3 describes their significance, proportionate to their importance. Chapter 4 outlines the potential heritage considerations related to allocating the site for housing development.
- 1.7 This Heritage Appraisal has been informed by an on-site survey, desk-top research and an Historic Environment Record (HER) search. It has been prepared by Graeme Ives, Director of GIHP, who has over 30 years of heritage planning experience in the public and consultancy sectors, including senior roles in the North West regional Development Management team at Historic England.

2.0 The Relevant Heritage Assets

Introduction

2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.

2.3 The ‘national list’, which incorporates all types of designated heritage assets with the exception of conservation areas, (www.HistoricEngland.org.uk) was consulted on 26th March 2020. There are no designated heritage assets located within the appraisal site. Several listed buildings are located to the west and south-west of the appraisal site, within the valley floor. There is a considerable sense of separation between the site and those heritage assets due to the underlying topography, intervening development and the character of the Burnley Road corridor. It is unlikely that any change caused by the proposed housing allocation

within their settings would affect their significance of the ability to appreciate that significance.

2.4 Two further listed buildings, including the grade II* listed Goodshaw Chapel are located well to the south-east of the appraisal site, are separated from the appraisal site by the existing suburban area between Hameldon Road and Meadows Drive and are not considered relevant to the proposed allocation.

2.5 The listed buildings identified in Table 2.1 are therefore peripheral to the appraisal site and have been included in this Heritage Appraisal for completeness.

Table 2.1: Listed buildings located within the vicinity of the appraisal site:

Listed Building:	Grade:
Barn c15 metres south of Love Clough Farmhouse	II
11 and 12 Love Clough Fold	II
Barn c30 metres north east of Goodshaw Fold Farmhouse	II
Well known as the Spewing Duck	II

2.6 The Rossendale Borough Council website was consulted on 26th March 2020 (www.Rossendale.gov.uk) in respect to the conservation areas that have been designated by the Borough

Council. The Loveclough Fold Conservation Area is located immediately to the west of the appraisal site. It incorporates a small group of buildings on the western side of Burnley Road, but also includes the former National Sunday School Building, which has been converted into a dwelling, on the eastern side of Burnley Road, which adjoins the boundary of the proposed allocation site.

Non-Designated Heritage Assets

2.7 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

2.8 Rossendale Borough Council has not published a ‘local list’ of locally interesting heritage assets, however the Lancashire Historic Environment Record (HER) was consulted on 20th March 2020 and the following extant ‘monuments’ were identified close to the appraisal site:

Table 2.2: HER Monuments relevant to the Appraisal Site

HER Reference:	Building Description:
PRN23067	National Sunday School Building
PRN30571	Swinshaw Hall
PRN36356	The Glory Public House

2.9 Several other ‘monuments’ were identified adjoining the appraisal site along Burnley Road. For example, a pre-1849 house (PRN9788), The Union Inn (PRN7989) and Holts Arms Hotel (PRN23066). However, each of those buildings has been demolished and is no longer extant and relevant to this Heritage Appraisal.

2.10 Therefore, the monuments identified in Table 2.2 have been considered as ‘non-designated heritage assets’ for the purposes of this Heritage Appraisal.

3.0 The Historic Development of the Appraisal Site

Introduction

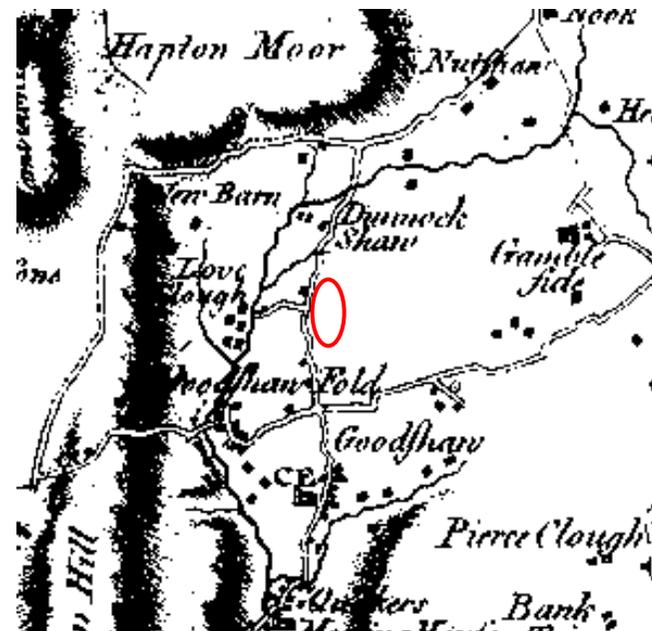
- 3.1 The wider context of the appraisal site evolved during the late C19th and C20th. The urban morphology of the Burnley Road area is therefore summarised below to help gain an understanding of the setting of the heritage assets. The frontage of the appraisal site to Burnley Road itself has changed over time and this has been explored in more detail.
- 3.2 In this context, Historic England’s guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) advises:

“Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impacts from inappropriate past developments and may be enhanced by the removal of the inappropriate structures.”

Historic Map Regression

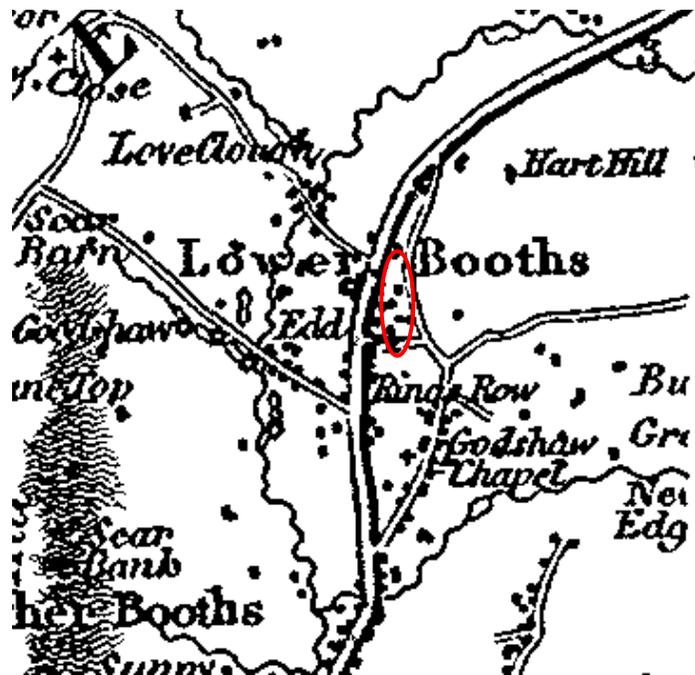
- 3.3 Yate’s Map of Lancashire (1786) illustrates the alignment of Burnley Road and the junction with Commercial Street, which connected to Love Clough, however Goodshaw Lane, to the east of the appraisal site is not shown at that time. No buildings are illustrated within the appraisal site.

Figure 3.1: Yate’s Map of Lancashire (1786)



3.4 Hennett's Map of Lancashire (1829) illustrates a similar level of detail, however by that time a further road had been constructed parallel to the eastern side of Burnley Road, which seems to correspond with the alignment of Goodshaw Lane, although it extended further north at that time. Further development appears to have taken place along Burnley Road by 1829.

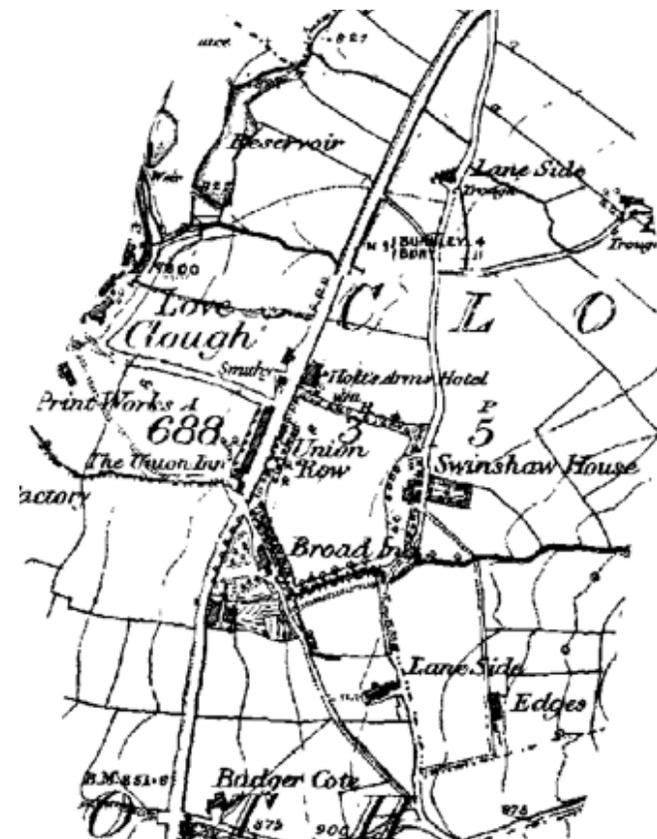
Figure 3.2: Hennett's Map of Lancashire (1829)



3.5 The first edition Ordnance Survey map (surveyed 1848) confirms that Swinshaw Hall had been constructed on the western side of Goodshaw Lane, with a sweeping drive into an enclosed garden that extended around the western side of the property.

3.6 The Holts Arms Hotel and Union Inn had been constructed on Burnley Road and a long terrace had been constructed to the south of the junction with Commercial Street. A row of properties is illustrated to the west of Swinshaw Hall, along the frontage to Burnley Road. This was referred to as 'Union Row' and is considered in further detail below.

Figure 3.3: Ordnance Survey Map 1848-49 (1:10,560)



- 3.7 The 1848 Ordnance Survey map also confirms that the modern alignment of Goodshaw Lane, that defines the northern edge of the proposed allocation site, had also been constructed by that time, although was narrower than the southern part of the lane.
- 3.8 By 1894 further terraces had been constructed on both sides of Burnley Road and also enclosed the western part of Commercial Street and the National Sunday School had been constructed on the eastern side of Burnley Road.

Figure 3.4: Ordnance Survey Map 1894-95 (1:10,560)



- 3.9 The 1894 Ordnance Survey map confirms that a linear pattern of townscape had developed along Burnley Road to the west of Swinshaw Hall, including several short terraces on the eastern side of the proposed allocation site. The Ordnance Survey map of 1912 confirms that this pattern of development had continued to evolve and the Love Clough Print Works is identified to the western end of Commercial Street. The most significant change by that time was the construction of a railway line and coal staith on the western side of Burnley Road.

Figure 3.5: Ordnance Survey Map 1912 (1:10,560)



- 3.10 The Ordnance Survey maps of 1931 and 1938 illustrate a similar form of development. By 1956 the railway line and coal staith had been removed and a recreation ground constructed in their place, however the terraces to Burnley Road remained in situ.
- 3.11 This pattern endured on the 1965 Ordnance Survey map, although it confirms that the boundary enclosures to the strips of woodland, which enclosed the field immediately to the west of Swinshaw Hall, had been partly removed.

Figure 3.6: Ordnance Survey Map 1965 (1:10,000)



- 3.12 By 1989 the residential terrace on the western side of Burnley Road, immediately south of the junction with Commercial Street had been cleared and the existing Working Men's Club building had been constructed and was set back from the previous building line. The Sunday School building was no longer identified as a 'sch' and may have been converted to residential use by that time and a large suburban area had been developed between Burnley Road and Goodshaw Road to the south of Swinshaw Hall.

Figure 3.7: Ordnance Survey Map 1989 (1:10,000)



3.13 Between 1989 and 2020 the townscape of Loveclough remained largely unchanged. During that time the principal development within the vicinity of the proposed allocation site has been the construction of the large farm complex on the eastern side of Goodshaw Lane towards the northern end of the proposed allocation site.

Figure 3.8: Ordnance Survey Map 2020 (1:10,000)

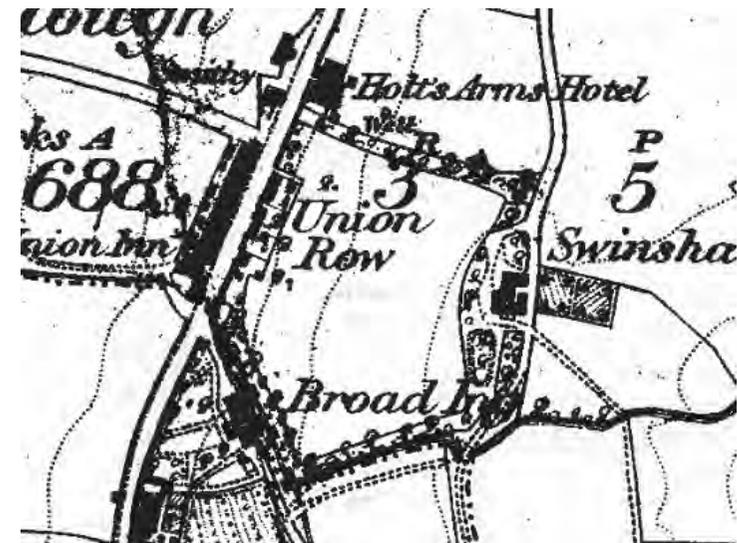


Burnley Road west of Swinshaw Hall

3.14 The proposed allocation site includes a frontage along Burnley Road to the west of Swinshaw Hall. That frontage is currently formed by an embankment to the south of the Sunday School building and is currently undeveloped. However, a detailed review of the historic maps confirms that it has previously been developed and that both sides of Burnley Road were enclosed by buildings during the mid C19th.

3.15 The 1848 Ordnance Survey map confirms that 'Union Row' enclosed the eastern side of Burnley Road at that time. It comprised a frontage of small buildings with rear enclosures that presumably cut into the slope of the landform.

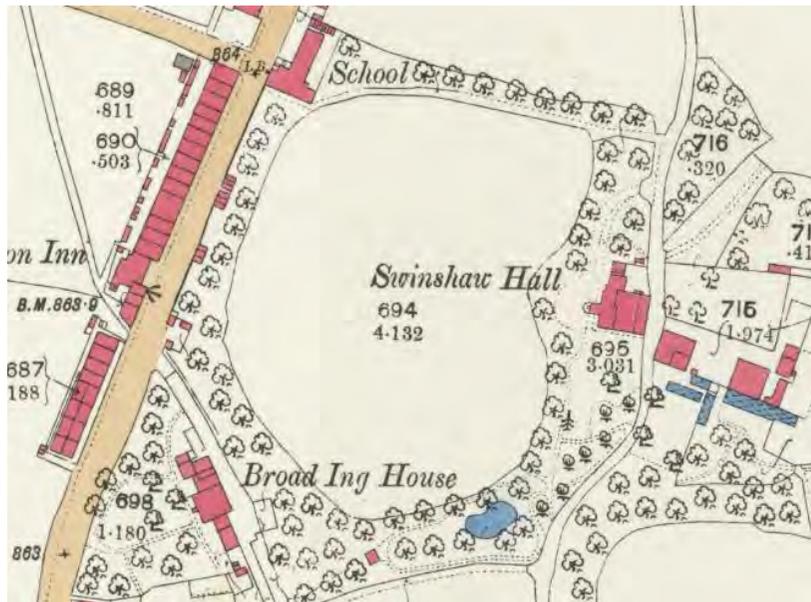
Figure 3.9: Extract from the 1848 Ordnance Survey Map (1:10,560)



3.16 Consultation with the Lancashire County Archive has confirmed that this area did not come under the Tithe system (Tithe Act 1836) and it is unknown as to whether there was any association between Swinshaw Hall and the eastern edge of Burnley Road in this respect.

3.17 A clearer image is provided by the 1892 Ordnance Survey map, which indicates that only part of Union Row remained in situ at that time. However, the former frontage remained legible, although given the footprint of the buildings their use is unclear.

Figure 3.10: Extract from the 1892 Ordnance Survey Map (1:2,500)



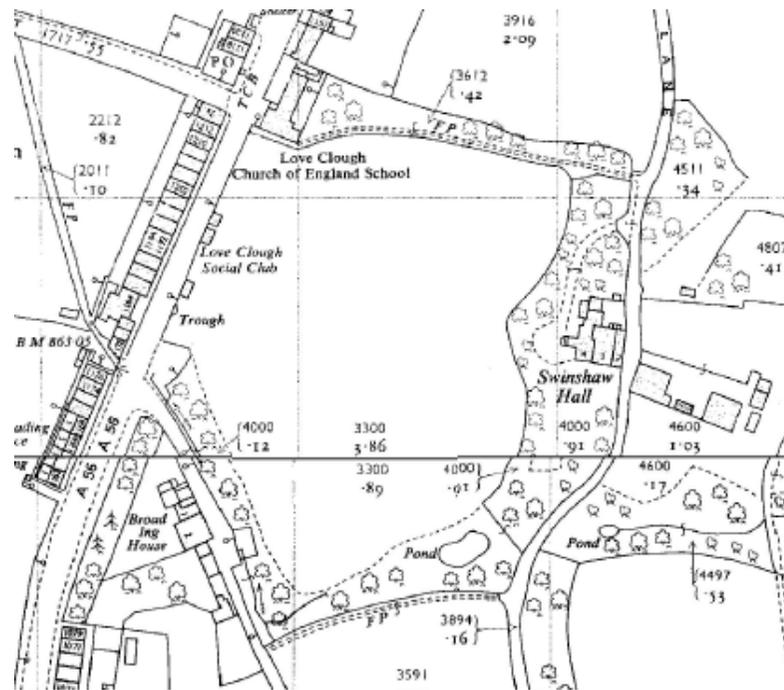
3.18 By 1911 several of the Union Row buildings remained in situ and two further buildings, including a longer rectangular form, had been built behind them.

Figure 3.11: Extract from the 1911 Ordnance Survey Map (1:2,500)



3.19 By 1962 the tree line and associated boundary to the Burnley Road frontage, west of Swinshaw Hall, had been removed but several of the former Union Row buildings remained extant at that time. One of the buildings was referred to as the 'Love Clough Social Club'.

Figure 3.12: Extract from the 1962 Ordnance Survey Map (1:2,500)



3.20 Therefore, although the frontage to Burnley Road is currently open, and provides heavily filtered views through the tree cover towards the Hall, this open aspect is a relatively modern characteristic and buildings have occupied the frontage to Burnley Road for much of the period since the construction of the current Hall.

Summary

3.21 In summary the townscape of the Loveclough area has evolved through four principal stages of development:

- During the late C18th and early C19th it was characterised by a limited dispersed pattern of development that would have been entirely rural in character.
- By the mid C19th a significant pattern of change was taking place, typified by the construction workers houses in terraces that provided a degree of enclosure to Burnley Road.
- The industrial settlement, within the wider landscape of the valley, endured until the mid C20th, it then started to fragment, to a degree, with the removal of the terrace to the south of Commercial Street, the railway line and coal staiths.
- The late C20th featured the expansion of the residential settlement with a suburban housing estate to the south of Swinshaw Hall and witnessed the clearance of the print works and its replacement with a residential development adjoining Limy Water to the west of Burnley Road. The enclosure to Burnley Road has fluctuated during that period, including the removal of the terrace to the south of the junction with Commercial Street and the removal of the Union Row buildings to the west of Swinshaw Hall.

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Designated Heritage Assets

Listed Buildings

Barn c.15 metres south of Love Clough Farmhouse (Grade II Listed)

Summary of Special Interest

4.7 The list entry describes the barn as follows:

“Barn, probably early C18. Coursed sandstone rubble with quoins, stone slate roof. Rectangular plan (lean-to garage attached at south-east corner not included in the item). Large wagon entrance in centre of east side (opposed entrance blocked). South gable wall has doorway at each side with rectangular lintel, a window between these, an inserted window at loft level; both gables have a triangular owl-hole in the apex and a little round-headed lancet below. Interior: original roof trusses and purlins.”

Figure 4.1: The Barn to the south of Love Clough Farmhouse



4.8 The barn has clearly been converted to domestic rather than agricultural use. However, the distinctive barn typology remains legible, particular in respect to the double height cart entrance. The owl-holes also remain evident to the gable.

The Contribution of Setting and the Appraisal Site to Significance

4.9 The setting of the barn has changed significantly over time, from an isolated cluster of rural buildings, to an industrial context adjoining the print works and now a modern residential environment following the redevelopment of the print works site.

4.10 The barn is located well to the west of the appraisal site, separated from the proposed allocation by the Burnley Road corridor and the topography of the valley side, which largely screen the listed barn from the site. The proposed allocation site is considered to make a neutral contribution to the significance of the listed barn and the ability to appreciate that significance.

Figure 4.2: Only the roof of the barn is visible from Burnley Road



Nos. 11 and 12 Love Clough Fold (Grade II Listed)

Summary of Special Interest

4.11 The list entry describes the former farmhouse as follows:

“Farmhouse, probably that formerly known as Loveclough Hall, early C18, altered, now works clubhouse. Watershot coursed sandstone rubble, stone slate roof with a ridge chimney at the junction of the 2nd and 3rd bays and gable chimney stacks (that at right gable cut down). Deep single-depth 3-bay plan with projecting porch at junction of 1st and 2nd bays. Two storeys; 2-storey gabled porch has round-headed open doorway offset slightly right, a 2-light flush mullion window containing 4-pane sashes at 1st floor, and a small round-headed light in the apex; 3 flush mullion windows on each floor; all of 3 lights at ground floor and 2 lights above, formerly sashed like the porch window but now mostly casements, the upper with square lights. Rear has altered openings at ground floor, but original windows at 1st floor: two 2-light flush mullion windows with 4-pane sashes, and two small 2-light casements also with flush mullions. Interior altered.”

The Contribution of Setting and the Appraisal Site to Significance

4.12 Similarly to the adjoining barn the setting of the former farmhouse has changed considerably over time, from the original farmstead and agricultural cluster of buildings, through the industrial phase of Loveclough and now as the Calico Printing Association club house with the associated bowling green to the rear.

4.13 The adjoining barn makes a positive contribution to its setting and allows the original organic cluster of farm buildings to be appreciated, albeit adjoining a modern residential development. In this context the appraisal site is located well to the east, the sense of separation is emphasised by the slope of the valley side and corridor of properties that align Burnley Road and it is considered to make a neutral contribution to the setting and significance of the former farmhouse.

Figure 4.3: Nos. 11 and 12 Love Clough Fold



Barn c.30 metres north-east of Goodshaw Fold Farmhouse (Grade II Listed)

Summary of Special Interest

4.14 The list entry describes the barn as follows:

“Barn, dated 1618 on quoin at left corner; altered. Sandstone rubble with large quoins, corrugated sheet roof. H-plans: 3 bays with front and rear outshuts to both ends, flat-headed wagon doorways to the centre (set back between outshuts); right re-entrant wall of front left outshut has doorway with chamfered jambstones (lintel replaced). A quoinstone at the front left corner of the building has very worn raised lettering in a recessed panel “1618 GH”. History: associated with original Goodshaw Fold Farmhouse, (demolished 1969) which had datestone “1619 JH” (H = Hargreaves family). (Reference: A. Peel Crawshawbooth and District)”

Figure 4.4: The Barn near Goodshaw Fold Farmhouse



4.15 The barn is one of the older buildings in the Love Clough area and is notable for the distinctive plan form of the two outshuts that form a deeply recessed central bay. The barn has been subject to some updating, including a modern slate roof.

The Contribution of Setting and the Appraisal Site to Significance

- 4.16 Goodshaw Fold comprises an organic cluster of buildings that includes the original farmstead, several short late C19th terraces and a small number of modern detached houses. It is formed around a crossing point over the stream and therefore occupies part of the valley floor below Burnley Road.
- 4.17 Goodshaw Fold is located to the south-west of the appraisal site and is partly screened from the site by the terraces that enclose the eastern side of Burnley Road.
- 4.18 The physical surroundings of the barn have evolved over time, as the valley became more industrialised and a large employment site still extends south from Goodshaw Fold. In more recent times new development within Goodshaw Fold has comprised small pockets of residential development.
- 4.19 The barn is still experienced within a farmstead environment on the northern edge of Goodshaw Fold, which remains separated from the ribbon development along Burnley Road. The proposed allocation site is separated from the listed barn by the topography of the valley side and the intervention of Burnley Road. Most of the site is screened from the listed barn by the intervening landscape. The orientation of Burnley Road, which starts to head north-eastwards after passing Goldshaw Fold also contributes to

obscuring the proposed allocation site from the barn. In this context the site is considered to make a neutral contribution to the setting and significance of the listed barn.

Well known as “The Spewing Duck” (Grade II Listed)

Summary of Special Interest

4.20 The list entry describes the well as follows:

“Public well of spring water, dated 1855, replacing earlier well; restored. Stone. Rectangular stone tank, restored rectangular stone reredos with carved head (replacing original “Celtic” head) issuing spring water through a pipe into a semi-circular bowl below, solid triangular lintel with inscription “Erected / by / subscription by the / inhabitants / and the / Exors of the Late / John Hargreaves Esq A.D. 1855”. History: derived its name from previous well which had a curved pipe like a duck’s neck; “the water did not flow evenly but in fits and starts”. (Reference: A. Peel Crawshawbooth and District).”

Figure 4.5: Postcard of the Well known as ‘The Spewing Duck’



The Contribution of Setting and the Appraisal Site to Significance

- 4.21 The well is located in a domestic setting, enclosed to the north by the mid to late C19th terrace of workers cottages, comprising Spring Terrace, and to the south by more modern dwellings that incorporate a series of traditional stone details.
- 4.22 The appraisal site is entirely screened from the well, does not contribute to its significance, which has been included for completeness.

Loveclough Fold Conservation Area

- 4.23 The Loveclough Fold Conservation Area incorporates the organic cluster of buildings centred around Love Clough Farm, but also extends eastwards along Commercial Street to include the terraces of houses that enclose the western part of the street, and the former Sunday School on the eastern side of Burnley Road.
- 4.24 The conservation area was designated in 1986 and a Conservation Area Appraisal was adopted in September 2011, when the boundary was reviewed.
- 4.25 The Character Appraisal concludes that the most significant positive features of the conservation area are as follows:
 - “Location just off the main road between Burnley and Rawtenstall.

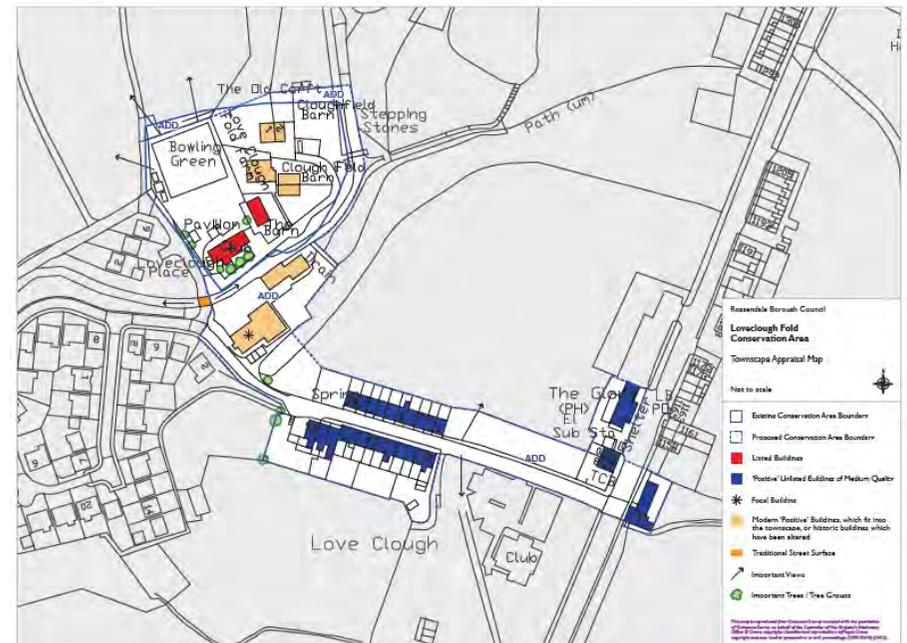
- Rural setting in the valley of the Limy Water, which flows southwards towards Rawtenstall.
- Very small conservation area with an historic farmstead with a 17th century grade II listed farmhouse and former barn (also listed) at its core.
- Further buildings (Clough Fold Barn, Love Clough Fold Barn, The Old Croft and Cloughfield Barn) represent substantial reconstructions of the agricultural buildings shown on the historic maps.
- The farmhouse is now used as the CPA Social Club and the back garden is a well tended bowling green – the adjoining barn has also been converted into a house.
- A small area of sandstone setts over the bridge to the settlement, and the former canteen (both currently outside the conservation area), are the only reminders of the large calico-printing factory which once stood next to the farm.
- Mature trees, surrounding fields (used for sheep grazing) and the rushing water of Limy Water, all add to rural qualities of the Conservation Area.
- Long views northwards and westwards out of the conservation area to rising moorland.
- Historic reservoirs remain on the outskirts of the settlement beyond the Conservation Area boundary.” (Page 22)

4.26 The accompanying Management Plan refers to ‘The protection of views’ as follows:

“The Conservation Area sits in a slight valley next to the Limy Water river with long views in almost all directions, but particularly to the west and north. To the east the views are much more enclosed by

the land which rises to the (hidden) reservoirs, which are now used as a fishing business. Shorter views can also be seen south-eastwards up the hill towards the properties which line Burnley Road. To the south and south-west, the flatter land which contains the river is more notable for the modern houses which can be seen beyond Penny Lodge Lane. All of these views, but particularly the long views towards the Pennine Hills to the north and north-west, need to be protected from unsuitable development which would impact negatively on the setting of the Conservation Area.” (Pages 30 and 31).

Figure 4.6: Key views as identified on the Conservation Area Map



4.27 The proposed allocation site is located on the eastern side of Burnley Road and is not identified in any of the key views from the conservation area. The site is largely screened from within the conservation area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the conservation area, is terminated by the former Sunday School building and the trees that stand above it to the east.

4.28 In the view westwards along Commercial Street towards Love Clough Farm the townscape of Commercial Street appears quite fragmented and only the rooftops of the farmstead are visible.

Figure 4.7: The view west from the junction of Commercial Street and Burnley Road



4.29 In March 2013 full planning permission (Application Reference: 2011/0457) was granted for the erection of 10 dwellings within the site of the Working Men's Club at the corner of Commercial Street and Burnley Road. A terrace of houses would have provided further enclosure to the Commercial Street frontage and two detached dwellings were to be constructed to the Burnley Road frontage. That site now forms proposed site allocation H13 in the emerging Local Plan.

4.30 The conservation area appears to comprise two distinct character areas: firstly, the original agricultural hamlet of Love Clough Farm, and, secondly, the mid to late C19th townscape of Commercial Street and Burnley Road that developed in response to the large calico printworks that has since been cleared and redeveloped. The proposed allocation site forms part of the setting, to the east of the conservation area, but does not contribute to an appreciation of the mid to late C19th terraces of Commercial Street or the original farmstead adjoining Limy Waters. The appraisal site does not contribute to any of the key views from the conservation area, particularly those to the north and west, which are highlighted in the Conservation Area Appraisal and, with the exception of the former Sunday School, is separated from the conservation area by the Burnley Road corridor.

4.31 In this context the appraisal site forms part of the wider setting of the conservation area to the east of Burnley Road, but makes a limited contribution to the experience of the conservation area and is considered to make a neutral contribution to its significance.

Non-Designated Heritage Assets

Swinshaw Hall (HER Reference: PRN30571)

Summary of Heritage Value

4.32 The HER entry describes Swinshaw Hall as follows:

“Swinshaw Hall mentioned in 1570 and was connected with the Towneleys of Hurstwood in the C17. The present house was rebuilt in 1847 by Richard Eastwood.

Swinshaw Hall. Rebuilt in 1847 by Richard Eastwood, but has earlier connection with the Towneley family of Burnley. Had a private chapel said to be used for R.C. Mass before local church was built. Gothic revival with many gables and good stonework. Stained glass and other original features remain. Currently a retirement home. Shown on the OS 1:10,560 mapping of 1849, surveyed in 1844-7. Swinshaw (perhaps estate and not house?) appears to have been part of Dunnockshaw Booth at the end of the medieval period. It is mentioned in 1570 and was the property of the Towneley family of Hurstwood in the 17th Century. (Web information suggests that the site has been converted back to a private residence.)”

4.33 The Hall is accessed by a set of panelled gatepiers and concave ‘S’ plan low boundary walls and railings, to the north of the enclosed garden, that leads into a driveway that curves round to the western elevation of the Hall, which incorporates the principal entrance.

Figure 4.8: The entrance gates to Goodshaw Lane



4.34 The Hall is constructed of rock-faced stone blocks under a slate roof. The main ‘body’ of the Hall comprises four parallel gabled ranges, orientated north-south, of almost equal widths, although the western gabled range appears slightly wider than the others.

4.35 The southern elevation incorporates four matching windows, framed with simple canted architraves under a hooded-moulding. However, the windows to the corresponding northern elevation are unequal and include a tripartite window. The stone detailing to the gabled elevations also includes a modest eaves detail, kneelers to the copings and pinnacles to the ridges.

Figure 4.9: The southern elevation of Swinshaw Hall



Figure 4.10: The northern elevation of Swinshaw Hall



4.36 The entrance wing contrasts with the rest of the composition by projecting at right-angles from the western gabled range. The detailing is contrasts, including three lancet windows to the first floor above the main entrance and single lancets to the side elevations.

Figure 4.11: The entrance wing to the western elevation



4.37 The eastern elevation backs immediately onto Goodshaw Lane with a former entrance that appears to have been partly infilled and converted into a window and an unusual Romanesque round arched first floor window with a zigzag moulding supported by slender columns.

Figure 4.12: The eastern elevation of Swinshaw Hall



Figure 4.13: The boundary wall immediately south of the Hall



Figure 4.14: The walled garden seen from the public footpath between Goodshaw Lane and Burnley Road



The Contribution of Setting and the Appraisal Site to Significance

4.38 Swinshaw Hall is contained within a stone boundary wall that creates a sense of privacy to Goodshaw Lane despite the intimate relationship with the lane. The immediate curtilage of the building seems to be confined to the terrace gardens that extend from north to south around the western side of the Hall. A further walled garden extends to the north of the access drive.

4.39 Moving west across the appraisal site on the above public footpath the Hall is seen within its enclosed gardens, which are defined by evergreen planting behind the fence line and include a significant block of mature deciduous trees that filter views of the Hall in winter tree conditions.

Figure 4.15: The view towards Swinshaw Hall from the western end of the public footpath



4.40 The public footpath follows a line of mature deciduous trees that correspond with the northern belt of planting that enclosed the field immediately to the west of Swinshaw Hall on the Ordnance Survey maps from 1848.

Figure 4.16: Views towards Swinshaw Hall from Burnley Road are similarly filtered in winter tree conditions and would be largely screened in the summer



4.41 The Ordnance Survey maps from 1848 to 1912 illustrate a band of trees along the field boundary to Burnley Road, however by 1965 they had been removed. This may have coincided with the removal of the front projecting wing of the former Sunday School building, described below, and may have allowed for a potential road improvement. A further belt of trees formed the southern edge of

the field to the west of the Hall. That block of trees remains legible, if fragmented, to the south of the Hall.

Figure 4.17: The remains of the tree belt to the south of Swinshaw Hall



4.42 The 1848 Ordnance Survey map confirms that the reconstructed Hall was broadly contemporary with the initial phases of ribbon development that extended along Burnley Road in response to the growth of manufacturing premises along Limy Waters. Since that time the Hall has been located within a rural setting that has clearly been shaped by an industrial past. Most of the residential terraces and commercial buildings along Burnley Road have endured, with the exception of the terrace to the south of Commercial Street that

was replaced with the Working Men’s Club. However, the current open frontage to Burnley Road immediately west of the Hall, described above the Historic Map Regression, was previously developed.

Figure 4.18: A glimpsed and heavily filtered view of Swinshaw Hall between existing properties that front Burnley Road



4.43 More recently the modern suburb area of Rawtenstall has extended north towards the between Burnley Road and Goodshaw Lane.

4.44 In this context the central part of the proposed allocation site is considered to make a positive contribution to the setting and significance of the non-designated heritage asset, while the area to the north of the public footpath and south of the remnant tree belt

are considered to make a neutral contribution to the significance of the Hall and the ability to appreciate that significance.

National School and Sunday School (HER Reference: PRN23067)

Summary of Heritage Value

4.45 The HER entry describes the former Sunday School as follows:

“National School and Sunday School, built in 1846. Now a house.

This school is named on the 1896 mapping, but not the 1848 sheet (surveyed 1844-7). Whilst the building is still extant, its is not marked as a school on the modern mapping. The former National School in Burnley Road is a long, two storey building which originally had a wing which stretched out into Burnley Road. This was partly demolished and the gable end rebuilt at some stage in the past when the road was widened. The windows are modern casements but a slate roof remains. The original datestone for the building remains on the front elevation, and says ‘National Day and Sunday School AD 1846’. Shown as positive unlisted buildings of medium quality on appraisal map.”

4.46 The school appears to have been constructed to serve the growing population of the mid C19th, as development extended north along Burnley Road. Its originals remain legible, to an extent, despite the residential conversion, although the regular pattern of tall windows to the front elevation has been replaced with an irregular domestic scale of opening, suggesting that the front elevation has been partly reconstructed.

Figure 4.19: An undated photograph of the former National School and Sunday School, Burnley Road



The Contribution of Setting and the Appraisal Site to Significance

4.47 The key aspects of setting that contribute to the significance of the non-designated heritage asset comprise the terraces of workers housing that developed along Burnley Road in response to the manufacturing developments in the valley. The school also complements other public buildings such as the public houses.

4.48 The appraisal site provides a visual backdrop to the former school building, although the character of the site boundary to Burnley Road changed following a road improvement during the early to mid C20th immediately to the south of the school. Given the above context the appraisal site is considered to make a neutral

contribution to the significance of the former school building and the ability to appreciate that significance.

The Glory (Formerly Holt's Arms Hotel and The Huntsman (HR Reference: PRN36356)

Summary of Heritage Value

Figure 4.20: The Glory Public House c.2011



4.49 The HER describes the public house as follows:

“Built in 1860s-70s and replaced the earlier Holt’s Arms which was located across the road. Though there is a building shown on the site on the 1849 map, the original Holt’s Arms stables?”

The Glory Public House dates to about 1860s or 1870s and presumably followed the construction of the adjoining houses in Commercial Street, and further housing along the main road. It is a substantial two storey building with slightly secondary wings set back on either side. The front walls are made from high quality coursed ashlar blocks, with rubble stone for the flanks. The roof is slated with prominent stacks at either end of the central ridge. All of the windows are uPVC although the openings are original. Shown as positive unlisted buildings of medium quality on appraisal map.”

4.50 The public house experienced a period of vacancy and planning permission was secured for a residential conversion in c.2016. Refurbishment works have been undertaken, the chimney stacks have been truncated slightly and the adjoining barn fully rendered.

The Contribution of Setting and the Appraisal Site to Significance

4.51 The former public house forms part of the ribbon development that continues along much of Burnley Road and dates from a period of relatively rapid expansion in the 1860s-70s. It forms part of the industrial phase of Loveclough and was constructed to serve the growing population of the mid to late C19th.

4.52 The appraisal site is obscured from the former public house by the long terrace that encloses the eastern side of Burnley Road opposite to the non-designated heritage asset. There is no known association with the former public house and the site is considered to make a neutral contribution to its significance.

5.0 Heritage Considerations

Introduction

- 5.1 The proposed allocation site (H5) is located within the setting of several heritage assets. The historic environment is therefore a material consideration in respect to the proposed Local Plan allocation and a proportionate Heritage Statement would be required for any future planning applications.

Designated Heritage Assets

- 5.2 There are four listed buildings located to the west and south-west of the proposed allocation site. However, they are distanced from the site, and separated by Burnley Road and the topography of the valley. The proposed site allocation is considered to represent a neutral impact on their significance and they have been included in this Heritage Appraisal for completeness.
- 5.3 The Loveclough Fold Conservation Area is located immediately to the west of the central part of the appraisal site. It extends to the east of Burnley Road to incorporate the former National School and Sunday School building that adjoins the site. The conservation area comprises two distinct character areas: the original farmstead and part of the mid to late C19th manufacturing townscape. The proposed allocation site is largely screened from the conservation area by the terrace that encloses the eastern side of Burnley Road and the slope of the valley side and planning approval has previously been granted for a small residential development within the grounds of the Working Men's Club which immediately adjoins

the eastern boundary of the conservation area. The key views from the conservation area are those to the north and west. In this context the proposed housing allocation would cause some minor change within the setting of the conservation area but would not affect its significance or the ability to appreciate that significance.

Non-Designated Heritage Assets

- 5.4 Three non-designated heritage assets have been identified by undertaking a Historic Environment Record search.
- 5.5 The former National and Sunday School building and the former Glory public house form part of the mid to late C19th phase of development that grew alongside Burnley Road. Their significance has been eroded during the conversions to residential use. Their settings have been subject to change, for example with the removal of part of the enclosing terraces to the road, construction of the current Working Men's Club and slight road improvements. Modern-day Rawtenstall has developed northwards, on the eastern side of Burnley Road, towards Loveclough and further changed their settings, however they remain legible as part of the industrial phase of the valley and their contribution to the Burnley Road corridor would not be harmed by the proposed housing allocation.
- 5.6 Swinshaw Hall is located to the east of the proposed allocation, which can be considered as three 'parcels' of land in relation to the Hall: a northern area, to the north of the Hall and public footpath between Goodshaw Lane and Burnley Road; a central area,

immediately west of the Hall; and a southern area, adjoining the existing modern housing area including Hameldon Road.

- 5.7 From the northern part of site H5, views of the Hall are filtered by the mature tree cover associated with the Hall. The line of trees that follows the public footpath also filter views. The Hall is gradually revealed on the approach along Goodshaw Lane but it is not prominent within the wider landscape. The Hall appears to have been orientated towards the west and the architectural detailing of the Hall cannot be properly appreciated from the northern part of the site.
- 5.8 The allocation of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall but that change is considered to represent a neutral impact on the significance of the Hall.
- 5.9 Similarly, the southern part of the site is well separated from the Hall, which is filtered by the intervening tree cover, even in winter conditions. The sinuous alignment of Goodshaw Lane also increases the perceived sense of separation. The allocation of the southern area of land would not affect the narrow, characterful, stretch of Goodshaw Lane, as it passes the Hall or interfere with the ability to appreciate its architectural detailing or the associated drive, entrance gates and walled garden.
- 5.10 The allocation of the southern part of the proposed allocation site would, again, cause a degree of change within the setting of the non-designated heritage asset, however that change is considered to represent a neutral impact on its significance.
- 5.11 The central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley.
- 5.12 The historic map regression suggests that the mature tree planting that remains along the two public footpaths was designed to frame the space to the west of the Hall. Views from the public footpaths are partial views, due to the filtering contribution of the mature trees with the enclosed garden of the Hall, and the trees along the western edge of the space were removed during the mid C20th, possibly as part of a road improvement. The Hall benefits from a commanding view across the central area of the site and if the whole of that area was developed then the setting of the Hall would be eroded and some harm would be caused to its significance.
- 5.13 However, the Historic Map Regression confirms the development of the eastern side of Burnley Road by the mid C19th and its seems questionable as to whether the Hall was intended to have a presence from Burnley Road. It was also intentionally screened by the tree planting within the immediate garden area. Some of the buildings of the former Union Row remained in situ along the eastern side of Burnley Road at least into the 1960s and would have contributed to the foreground of the Hall.
- 5.14 The growth of ribbon development along Burnley Road was also contemporary with the construction of the existing building and continued, in part, until at least the 1960s. The principle of allocating a small linear development along the Burnley Road

frontage appears consistent with the historic development of Loveclough.

- 5.15 The configuration of the southern boundary of the central area, and associated tree planting, may provide a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. The southern edge of the space provides a small concave area that sits to the south of the westerly alignment of the Hall. It is unlikely to interfere in views from the Hall across the valley. The remainder of the central area should then be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.16 The 1990 Act incorporates several ‘statutory duties’ for decision-makers, including the following:

“S. 66: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 5.17 Case law (South Lakeland, 1992) has determined that ‘preserve’ means ‘to do no harm’.

- 5.18 In respect to the identified listed buildings the proposed allocation H5 is considered to be in accordance with S. 66 of the 1990 Act.

- 5.19 The statutory duty of S.72 of the 1990 Act does not apply in this case because the proposed allocation site is outside the boundary of the adjoining conservation area.

Policy Considerations

- 5.20 Paragraph 185 of the NPPF, states that in respect to plan making:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 5.21 In respect to proposals affecting heritage assets, paragraph 192 of the NPPF requires that:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

5.22 In respect to non-designated heritage assets, NPPF paragraph 197 states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

5.23 In implementing the above policies it is important to note the NPPF definition of ‘conservation (for heritage policy):

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

5.24 The proposed allocation of the appraisal site for housing is considered to be in accordance with the above policies of the

NPPF. The significance of the relevant designated heritage assets, and the non-designated heritage assets along Burnley Road, would be conserved.

5.25 The significance of the non-designated Swinshaw Hall would also be conserved by the allocation of the northern and southern parcels of land. The central part of the allocation would need to be treated more sensitively, with the provision of open space. However, a linear area of development along the frontage to Burnley Road would be consistent with the historic patterns of development along Burnley Road, and a small cluster of well designed and well landscaped housing on the southern boundary of that area would be peripheral to the non-designated heritage asset and this principal views from the Hall to the west, thus conserving its significance.

The LPA Heritage Impact Assessment

5.26 The LPA has undertaken its own assessment of the potential heritage impacts of allocating the site (H5 SHLAA16205). In respect to heritage significance, that assessment advises that Swinshaw Hall dates from the C17th with various post-construction phases. However, this differs from the HER, which advises that a preceding Hall was mentioned in 1570 and that the current building was constructed in 1847. The LPA assessment also states that the Hall *“is a strong candidate for listing”*, however no evidence is provided that the building has been assessed against the statutory criteria and general guidance contained in the Principles for Selecting Listed Buildings (DCMS, 2010).

- 5.27 The LPA assessment considers that the proposed allocation “...would have more than substantial harm on the site”. However, the NPPF terminology of ‘substantial’ and ‘less than substantial’ harm only applies to designated heritage assets, it is not relevant to a consideration of Swinshaw Hall and the concept of ‘more than substantial harm’ does not form part of the NPPF.
- 5.28 The LPA assessment does consider several forms of mitigation in respect to the northern part of the allocation site, including a restriction in height of two-storeys, adoption of a vernacular style of architecture, the use of traditional materials and retention of trees. Certainly, a two-storey development, use of local materials and retention of important trees would all seem sensible in bringing forward a detailed proposal. The reference to ‘vernacular’ style is unclear given the range of building types in the Loveclough area, which include C18th farmhouses and mid to late C19th terraces, both of which reflect their period of construction and historic context. The mitigation proposed by the LPA could equally apply across the proposed allocation site.

LANDSCAPE & VISUAL IMPACT APPRAISAL

Swinshaw Hall, Loveclough Rossendale

PREPARED BY TPM LANDSCAPE LTD

FOR

Bryan Reed

April 2020





4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

Job Number: 3391			
Project Name: Stapleford Road, Whissendine			
Rev	Issue Status	Prepared / Date	Approved / Date
V1	FIRST ISSUE	Ct apr2020	CT

INTRODUCTION

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APPENDIX 1

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Table 2.1 - Landscape Sensitivity

Table 2.2 - Landscape Quality

Table 2.3 - Landscape Value

Table 2.4 - Magnitude of Landscape Change

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Table 2.9 - Importance level of effects

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1.0 CONTEXT

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM Landscape were commissioned by Bryan Reed in April 2020 to prepare a Landscape and Visual Impact Appraisal (LVIA) and other supporting landscape assessment and analysis for land off Goodshaw Lane and Burnley Road in Loveclough, Rossendale. This document will help inform the overall planning judgement through determining the level of landscape and visual impact the proposals will have on the receiving landscape. The LVIA will consider the baseline for both landscape and visual amenity and will seek to identify the sensitivity of each before considering the change that proposed development may introduce. Both the landscape and visual impact of the proposed residential development will be assessed and a strategy of mitigation planting or other methods will be explored where relevant to reduce identified impacts.

Site analysis was undertaken in April 2020 when trees were not in leaf. It is assumed that the assessed effects to the visual resource are likely to be less during the summer months due to the trees being in leaf. Where these are particularly relevant this has been considered and appraised in the assessment.

1.2 SITE DESCRIPTION

The site lies at the northern end of the village of Loveclough and Goodshaw Chapel, a pennine valley settlement which lies either side of the A682 Burnley Road. The settlement is loosely arranged along the main road with the majority of development on the eastern side. Smaller hamlet groupings of settlement to the west occur at Goodshaw Fold and in the north around Loveclough.

The proposal site lies between Burnley Road and Goodshaw Lane with Swinshaw Hall sitting centrally against its eastern edge on Goodshaw Lane. The Conservation area of Loveclough lies topographically lower than the site to the west and the other side of Burnley Road

The site is divided by degraded dry stone wall, hedgerow and woodland boundaries into three distinct areas:

- To the north open pasture land runs over sloping topography from Goodshaw Lane down to properties on Burnley Road. The land appears managed for grazing and is bound by both dry stone wall and hedgerow boundaries;
- At the centre of the site lies a field immediately west of Swinshaw Hall which has the characteristics of land managed more as parkland with single mature trees and a larger amount of mature trees and woodland to boundaries. The land appears degraded and lightly managed but enjoys views of the hall; and
- Land to the south which lies adjacent to a recreational area/park and the settlement edge. This area is also bounded by degraded dry stone walls, trees and hedgerow but the land appears as rough grass and not as managed or grazed pasture.

The topography of the site slopes from its boundary on Goodshaw Lane at approximately 285m down to Burnley Road at around 270m.

1.3 STUDY AREA

The local roads were driven and public footpath networks explored to determine the receptors to be appraised and the extents of the visual envelope. The visual envelope is contained by the topography, existing trees and hedgerow boundaries and the existing settlement edge. Views of the surrounding hills to the west are prominent and long distance views of the site from these distant locations are possible indicating that views of the site at distance will also be possible but in the context of the existing development along Burnley Road. Views east are largely curtailed by rising topography and existing vegetation. To the north the topography and built form quickly reduce views from other than the immediate boundaries to the site, the situation is similar to the south where the existing settlement edge and vegetation remove the possibility of views swiftly once away from the site boundary.

1.4 DEVELOPMENT PROPOSALS

The development proposals indicate the possible development of the site to residential use, with access and landscaping. The proposals have been developed through an iterative process of which this assessment was a part of the assessment and design

development, with initial inputs from the landscape and visual assessments, have led to a proposed scheme with two separate development areas to the north and south of a central area, most closely associated with Swinshaw Hall, where development is restricted to access off Burnley Road and new landscape proposals. This has in part been influenced by previous assessment work by Rossendale Council which highlighted the potential sensitivity of parts of the proposal site and also the heritage assessment which accompanies this suite of reports supporting the allocation of the site for development. It also takes into account the SHLAA reports for the site (divided into 4 separate parcels 16203, 16205, 16206, 16207) where the site to the north and south of Swinshaw Hall are supported as development sites.

It is this indicative development framework that has been assessed within this report.

Figure 1. Development Proposals





Figure 2. Study Area and Location Plans



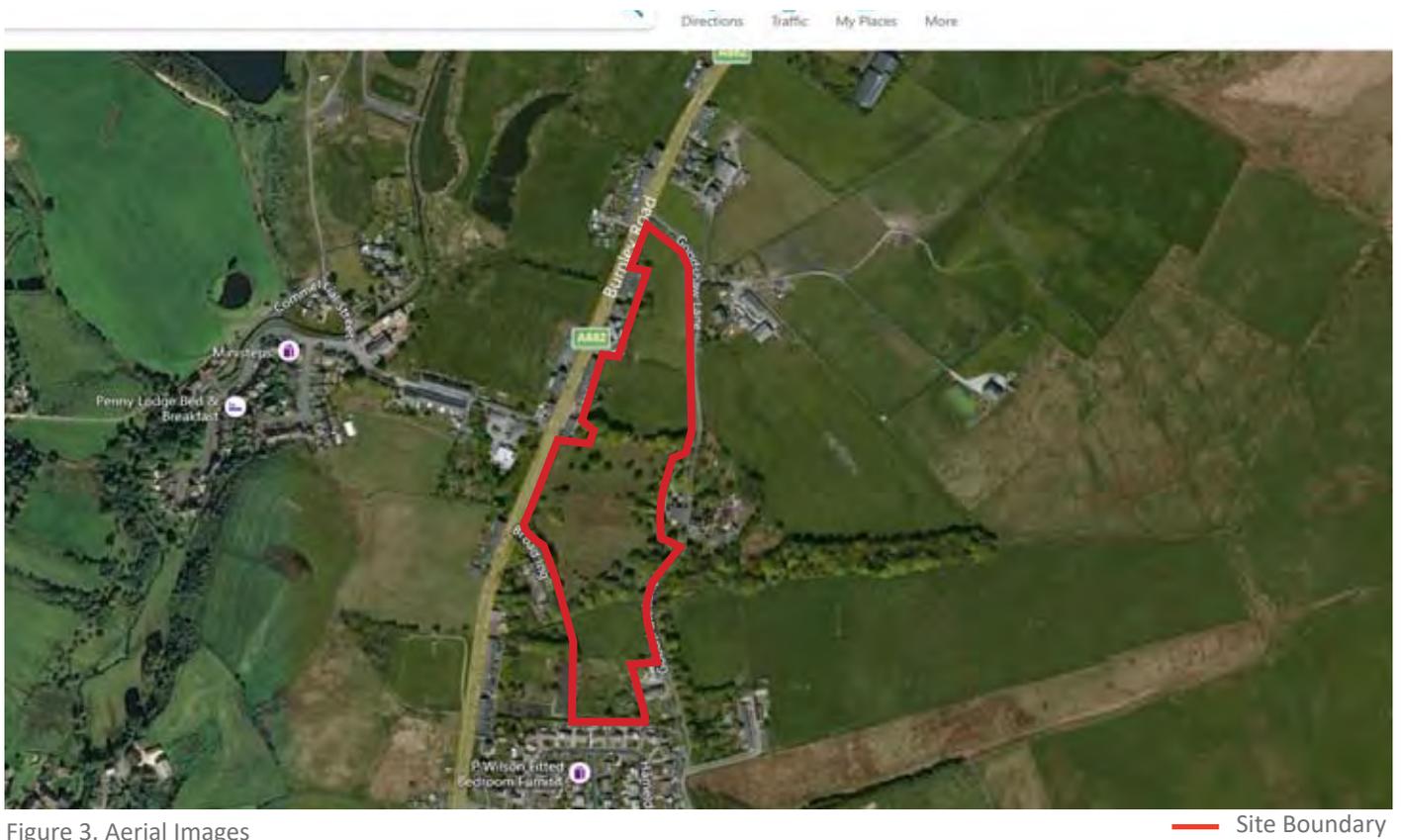


Figure 3. Aerial Images

2.0 METHODOLOGY

2.1 METHODOLOGY

The site was visited and the surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views. A study area of approximately 3km to the north, 2km to the east, 1km to the south and 2km to the west was assessed in consideration of the likely visual envelope. Potential longer distance views were also considered. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

The methodology for landscape character appraisal and visual appraisal is summarised in sections 2.2 and 2.3, refer to APPENDIX 2 for tables 2.4 to 2.12.

The appraisal has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.
- Natural England's Published Landscape Character Assessments. (www.gov.uk)
- Greater Manchester Landscape Character and Sensitivity Report (LUC, 2018)
- Trafford MBC SPG Landscape Strategy (2004)
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013.

2.2 LANDSCAPE CHARACTER APPRAISAL

A desktop study and site survey of existing landscape policies, planning designations and character appraisals was undertaken and an appraisal made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of development on the landscape three different key aspects or receptors are considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and appraised as part of this judgement.

To assist in the appraisal of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in Tables 2.4, 2.5 and 2.6 (Appendix 2). The tables identify the principal factors considered when assessing the sensitivity of the landscape in relation to the proposed development.

2.3 VISUAL APPRAISAL

Visual appraisal relates to the change to views as a result of development, and the overall effects on visual amenity

The sensitivity of visual receptors depends upon:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

The criteria used to assess the visual effects on selected viewpoints included:

- The sensitivity and type of receptor (Table 2.9)
- The degree of visibility of the proposal site from the viewpoint (Table 2.10)
- The magnitude of change (Table 2.11)
- The effects of development on the view (pre-mitigation) (Table 2.12)
- The effects of development on the view (post-mitigation) (Table 2.12)

An additional consideration for the sensitivity of a view or views is the quality of the view where a subjective opinion is considered alongside the objective factors. (Table 2.9)

The appraisal of visual effects describes:

- The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.
- The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. (Table 2.11)
- The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic

3.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

3.1 NATIONAL CONTEXT

National Planning Policy Framework (NPPF 2019)

The National Planning Policy Framework (NPPF) published March 2012 and updated in Feb 2019. It sets out the government's (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

In the updated NPPF the emphasis remains on achieving well designed places (12), conserving and enhancing the natural environment (15) and conserving and enhancing the historic environment (16).

The framework emphasises that developments be sympathetic to local character and history including surrounding built environment and landscape setting (12-127.c).

The framework places emphasis on: protecting and enhancing valued landscapes (15-170.a); recognising the intrinsic character and beauty of the countryside (15-170.b).

There is also direction that protection should be identified in relation to a distinguishable hierarchy of international, national and locally designated sites with allocated land being found from those with the least environmental or amenity value.

The framework continues to identify National Parks, the Broads and Areas of Outstanding Natural Beauty at the top of this hierarchy where the greatest weight for conservation and enhancement of the landscape and scenic beauty falls.

National Planning Policy Guidance (NPPG)

The National Planning Policy Guidance (NPPG) comprises of web based guidance categories first published from March 2014. The NPPG supports and informs the NPPF and sets out further specific planning guidance. NPPG categories relevant to the proposed development include: Design (2014) and Natural Environment (2016). Design and Natural Environment categories emphasise a character based approach to design and proposed development.

3.2 LOCAL CONTEXT - ROSSENDALE CORE STRATEGY & LOCAL PLAN

The Local Development Framework for Rossendale includes an adopted Core Strategy (2011-2026) and a draft Local Plan submission version March 2019.

CORE STRATEGY

Policy 3: Distribution of Additional Housing The scale and distribution of the housing requirement of 3700 within Rossendale:

3. Following these settlements/areas, housing development in the areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth will be permitted having regard to their relative size and function, the need for urban regeneration, housing market renewal, the capacity of infrastructure, opportunities for new housing, the capacity for growth and past house building trends. The combined total of housing development in these areas equates to approximately 20% of the overall requirement.

Policy 17: Rossendale's Green Infrastructure

The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network in the following ways:

- Manage and appropriately enhance Green Belt; open spaces; river corridors; urban green corridors and woodlands and continue to protect Greenlands.
- Resist the fragmentation of the network by new development;
- Expect new developments to contribute to the provision of recreational green space and access to green infrastructure;
- support the improvement and access to the Public Rights of Way network (in particular the Rossendale Way)

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

The Council will seek to avoid any harmful impacts of development on all aspects of Rossendale's natural environment - including its bio diversity, geo diversity and landscape assets, priority habitats and species and statutory and locally designated sites.

ROSSENDALE LOCAL PLAN (SUBMISSION VERSION)

Policy HS5 Swinshaw Hall

Within the area defined on the Policies Map at Swinshaw Hall (Housing Allocation H5) new residential development will be permitted subject to a series of design requirements being met. (this equates to the proposal site land)

Policy HS7: Housing Density

The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

High densities shall be provided within sustainable locations, particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors

Policy ENV3: Landscape Character and Quality

The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stone built settlements contained in narrow valleys, will be protected and enhanced.

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.

Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

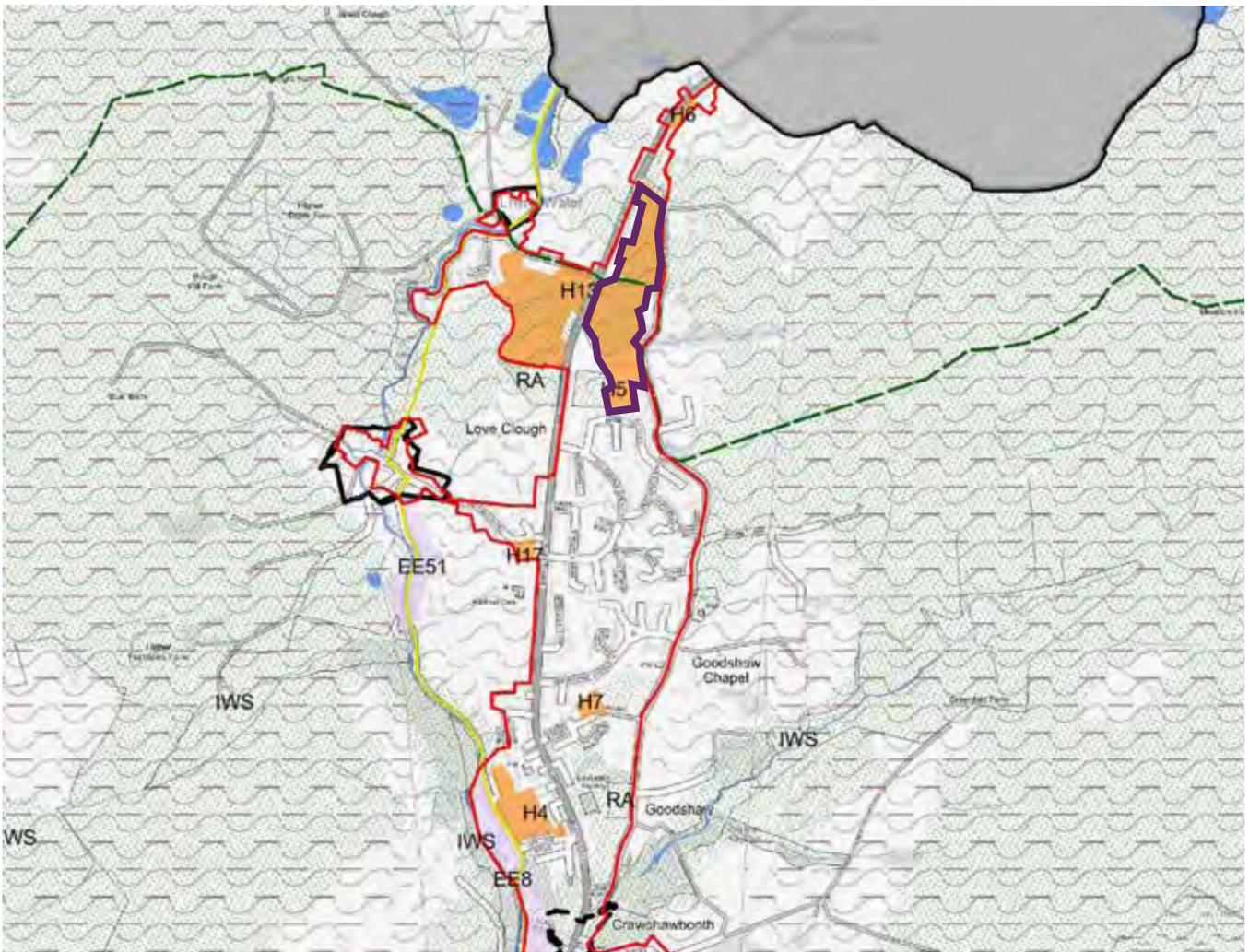


Figure 4. extracted from interactive proposals map

— Site Boundary



4.0 SITE CONTEXT

The proposed development site lies between Burnley Road and Goodshaw Lane towards the northern extents of the village of Loveclough. The village was built around an industrial print working centre and has grown both around this (to the west) and along Burnley Road in a linear fashion. The urban landscape of the village is typically terraced housing in traditional vernacular building materials around the older and historical parts with more modern housing moving up the slopes of the valley. Swinshaw Hall sits astride Goodshaw Lane and separated from the existing urban mass by rough pasture land to the north, west and south. The land continues to rise from the site boundary to the east with woodland obscuring much of the view. To the west the views open up over the valley as the land drops towards the river Limy before rising up into the Rossendale hills and higher moorland areas.

The landscape of the proposals site begins around 1 metre above Burnley Road on its eastern boundary and rises gradually towards Swinshaw Hall and Goodshaw Lane .along its length. This gradient runs from approximately 265 up to 280m AOD at Goodshaw Lane. The land flattens off somewhat towards the south of the proposal site with a steeper drop towards tennis courts and recreational space west of this.

The village sits within a steep sided valley and is surrounded on all sides by the rolling hills of the Rossendale Pennines. To the east the ridge line rises to 359m above the village and Clowbridge reservoir to the north. To the east the land rises steeply to the upper moor areas at around 350m and above.

The landscape shows much of its mining and industrial history through rough grassland and disturbed, undulating fields with stone buildings and slate roofs common throughout. The predominant land use is rough grazing land and the footpath network is extensive crossing the landscape through many different routes including the Rossendale Way National Trail.

A Conservation Area lies to the west of the site and is centred within the heart of Loveclough village with a proposed extension that runs out towards Burnley road and includes the old school building that lies adjacent to the proposal site.



Figure 5. Public Access



Figure 6. Topography

- Site Location
- Conservation Area
- Conservation Area proposed extension

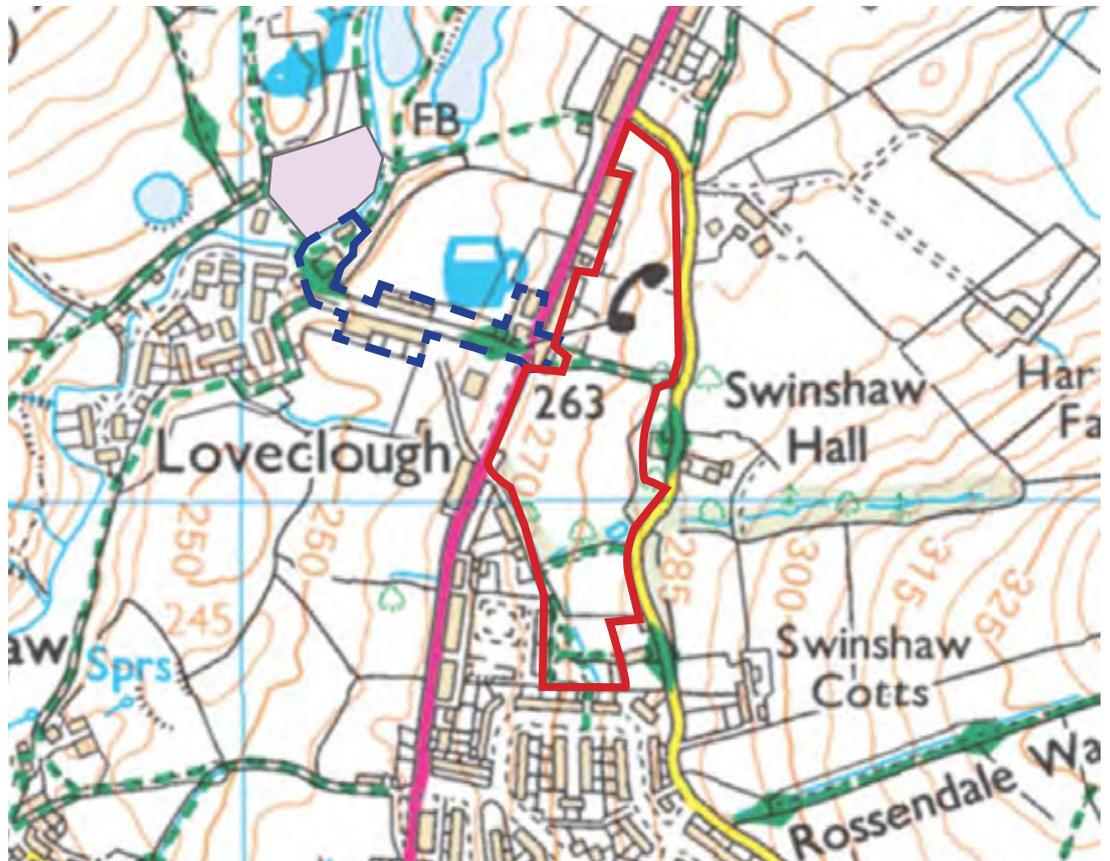


Figure 7. Heritage Assets

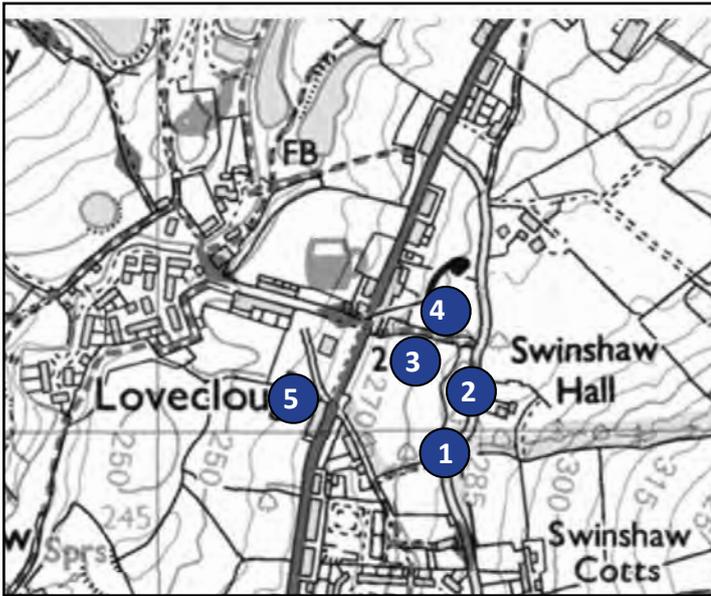


Figure 8 - Site Context Photos - Location Plan



Photo from Goodshaw Lane looking over the northern parcel of land



Photo looking towards Swinshaw Hall



Photo looking across the central parcel of land south of Swinshaw Hall



Photo overlooking the northern parcel of land



Photo from Burnley Road at the proposed access location into the site with Swinshaw Hall on the horizon

5.0 LANDSCAPE CHARACTER BASE LINE

5.1 EXTRACT OF NATIONAL CHARACTER AREA

Natural England's National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposal site area falls within National Character Area 36, Southern Pennines. The text is extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

5.2 EXTRACT OF NATIONAL CHARACTER AREA : NCA 36

The Southern Pennines are part of the Pennine ridge of hills, lying between the Peak District National Park and the Yorkshire Dales National Park. This is a landscape of large-scale sweeping moorlands, pastures enclosed by drystone walls, and gritstone settlements contained within narrow valleys. The area contains internationally important mosaics of moorland habitats that support rare birds such as merlin, short-eared owl and twite. The peat soils, including blanket bog, store significant volumes of carbon. With its high rainfall and impervious rocks it is an important area for water supply, with many reservoirs supplying water to nearby conurbations. The Southern Pennines are also important for recreation due to the extensive open access areas and footpaths, and the sense of escapism they offer, along with the ease of access from large towns. This dramatic landscape has inspired many, such as the Brontës and Ted Hughes. Future challenges for the area include managing the land to reduce downstream flooding, restore blanket bog and improve water quality, and managing increased recreational demand.

Sense of Place/Inspiration:

The dramatic landform of hills and narrow valleys has given rise to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place. Feelings of escapism and inspiration are often expressed in relation to the open moorlands, with their expansive views and strong sense of isolation and wildness. This landscape has inspired many artists and writers, from the Brontës to Ted Hughes and Simon Armitage

Sense of History

This is evident in the rich time depth of historic evidence, from prehistoric features on the moorlands, to early agriculture and the industry based within farmsteads and villages on the moorland fringes, later large-scale industrialisation with canals, roads, mills and railways all contained within the narrow valleys. The many historic features, robustly built in local stone, remain, to reveal the many periods of man's activity

Recreation:

There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills. There are also many popular spots for visitors, especially some of the reservoirs, Hardcastle Crag and the Brontë country around Haworth.

Key Characteristics

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides.
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders.
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.
- Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences.
- Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths.
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

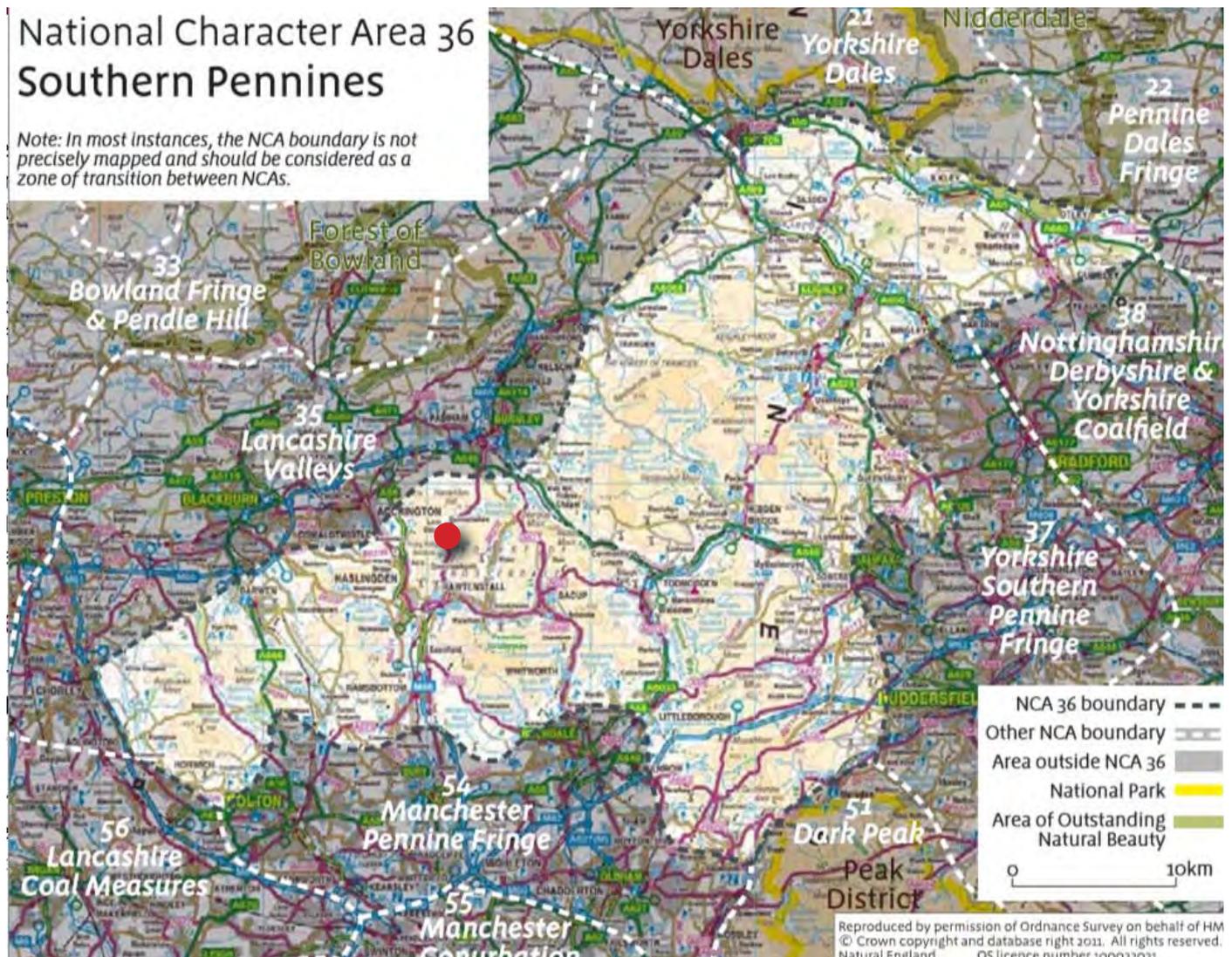


Figure 9. Extract of NCA 36: Southern Pennines

www.gov.uk

 Site Location

- Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.
- Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys.
- Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar earlier timber frame.

Statements of Environmental Opportunity

There are four Statement of Opportunity with three of particular note below:

- **SEO 2:** *Manage and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows, and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.*
- **SEO 3:** *Protect the comprehensive range of historic landscape features for their cultural value and the contribution they make to local distinctiveness and sense of identity.*
- **SEO 4:** *Increase the enjoyment and understanding of the landscape and to experience a sense of escapism and inspiration, while also conserving the qualities of the landscape and its valuable historic and wildlife features.*

5.2 SUMMARY OF NCA 36 IN THE CONTEXT OF THE PROPOSAL SITE

The village of Loveclough, and the site, is described within the National Character descriptions within Area 36 - Southern Pennines. The character of the study area is typical of elements of the wider NCA description including:

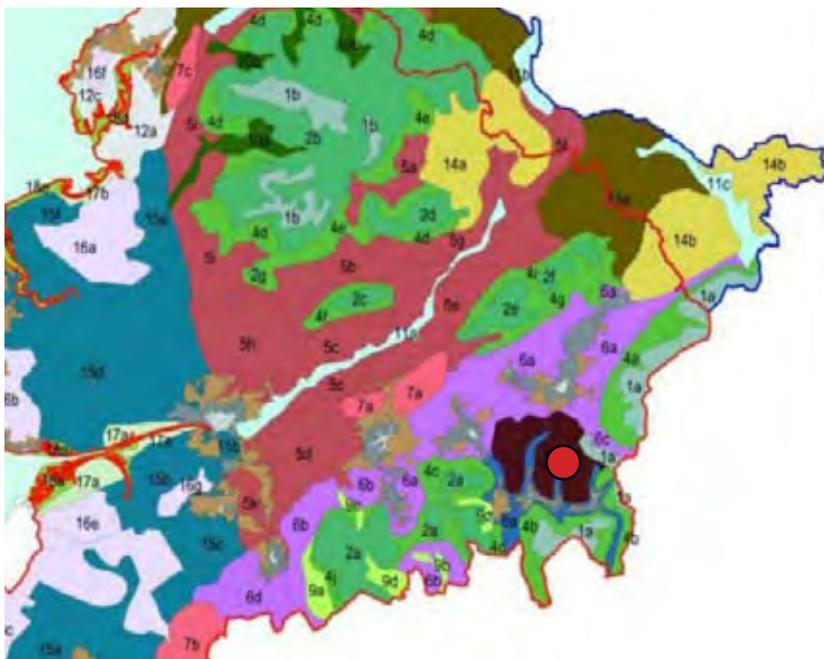
- A dramatic landform of hills and narrow valleys leading to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place
- There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills.

The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 36 description including:

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands; and
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

5.3 A LANDSCAPE STRATEGY FOR LANCASHIRE - LANDSCAPE CHARACTER ASSESSMENT (2000)

A landscape Strategy for Lancashire includes character assessment of the Rossendale hills and valleys. There are two landscape character types that are identified that contain and surround the site. The proposal site lies within the Settled Valleys and is surrounded to the east and west by the Enclosed Uplands.



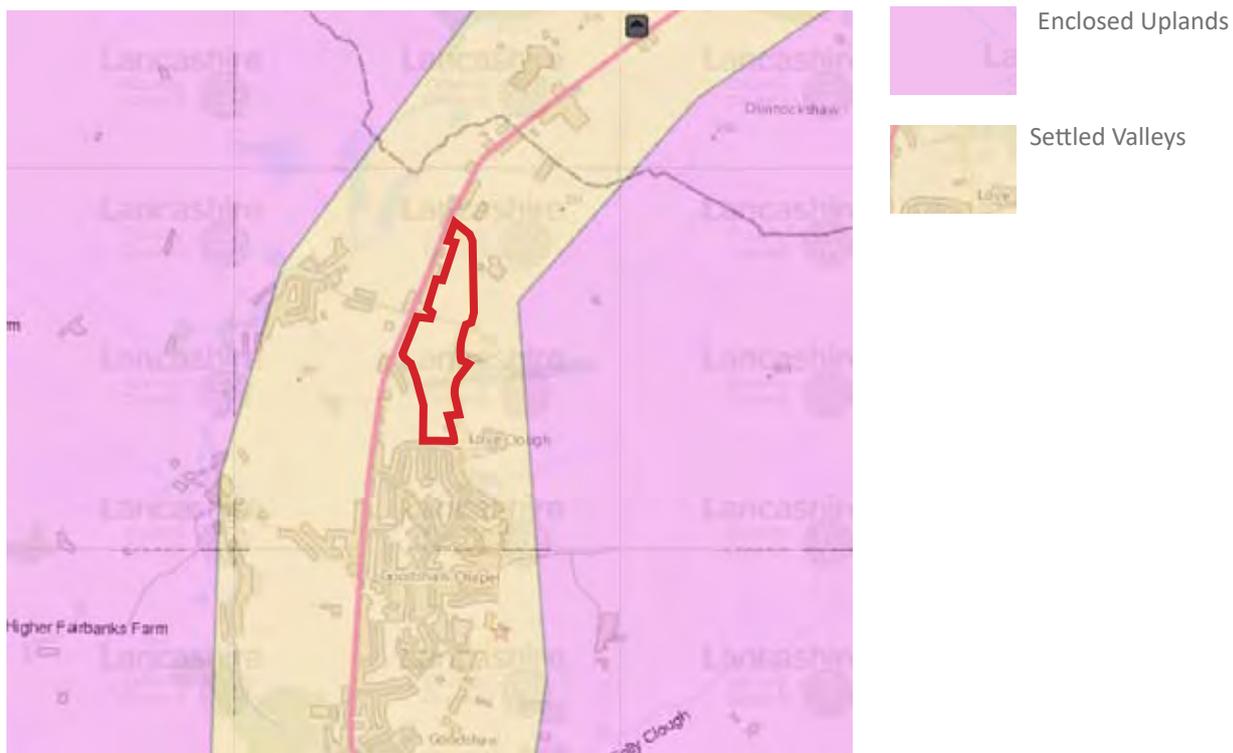


Figure 11. Extracts from A Landscape Strategy For Lancashire

5.4 Enclosed Uplands (LCA)

The upland plateau of the Rossendale Hills has a relatively level landform with only the peat capped ridges and summits providing discernible pattern and diversity in the landscape. The distinctive character of these exposed uplands is derived from a long history of settlement and exploitation of the mineral wealth of the moors. A network of gritstone walls encloses virtually the whole of the upland area and the landscape is dotted with a network of small, remote farms. Many of these are now abandoned and in ruins as farming has retreated downslope. The area's industrial history is reflected by the landscape of miner-farmer small holdings, squatter settlements, abandoned coal mines and quarries. The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hills

The distinctive sharp topography of edges and ledges characteristic of the Millstone Grit uplands is confined to the terraces above the Irwell Valley; overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.

The vegetation is dominated by grass moor with patches of rush frequent in the less well drained pastures. Heather moorland is virtually absent, largely as a result of past land management. The peat covered ridges and summits at Cribden Hill, Swinshaw Moor and Small Shaw Height comprise purple moor grass and cotton grass. The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes

5.5 Settled Valleys (LCA)

The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale

Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development. The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hallmark of this South Pennines landscape. Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor. North facing slopes usually remain free of development and there are frequently views towards woodlands, the patchwork of in-bye pastures and the moorland edge. Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys, although the Irwell Valley has relatively little woodland. Pockets of adjacent farmland are often underused with attendant derelict structures

The deeply incised valleys, which dissect the upland landscapes, are cut by the Irwell and its tributaries. The river flows in a westerly direction, fed by a ladder pattern of tributaries from the surrounding hills. The steep valley sides are typically 200m in height with a narrow valley floor. The woodlands on the steep slopes of the valley sides include remnants of ancient oak woodland, but are largely planted and make a vital contribution to an otherwise urban landscape. The species composition reflects the harsh industrial climate of past centuries, with a predominance of pollution tolerant species such as sycamore. With the reduction in industrial pollution, the Irwell and its tributaries provide important green links. Together with the few surviving mill lodges they provide valuable fresh water habitats.

The Settled Valleys contain a remarkable legacy relating to our industrial heritage, which itself masks remnants of pre industrial settlement and land use. They include the early communications infrastructure of the railways and canals and the very distinctive vernacular architecture of the textile industry; the enormous factories and chimneys and the rows of Victorian terraced housing.

The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides. Many mill buildings survive due to their continuing use in the footwear industry as textile manufacturing has become less viable.

5.2 SUMMARY OF LANDSCAPE CHARACTER AREAS (LANDSCAPE STRATEGY FOR LANCASHIRE)

Enclosed Uplands (LCA)

The uniqueness of the upland landscapes surrounding the site is well described by the enclosed uplands description. Of particular note are the following characteristics:

- The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hill;
- Overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.
- The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes.

Settled Valleys (LCA)

The site lies within this landscape character area and is well described with the following of particular note:

- The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development;
- Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor;
- Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys;
- The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides.

5.3 LIVES AND LANDSCAPE ASSESSMENT

An assessment of potential allocation sites was carried out by Penny Bennett associates for Rossendale Council entitled Lives and Landscapes Assessment. This work remains on the evidence base for the Local Plan although in speaking to officers it may not currently be being used as a reference for landscape matters relating to these sites.

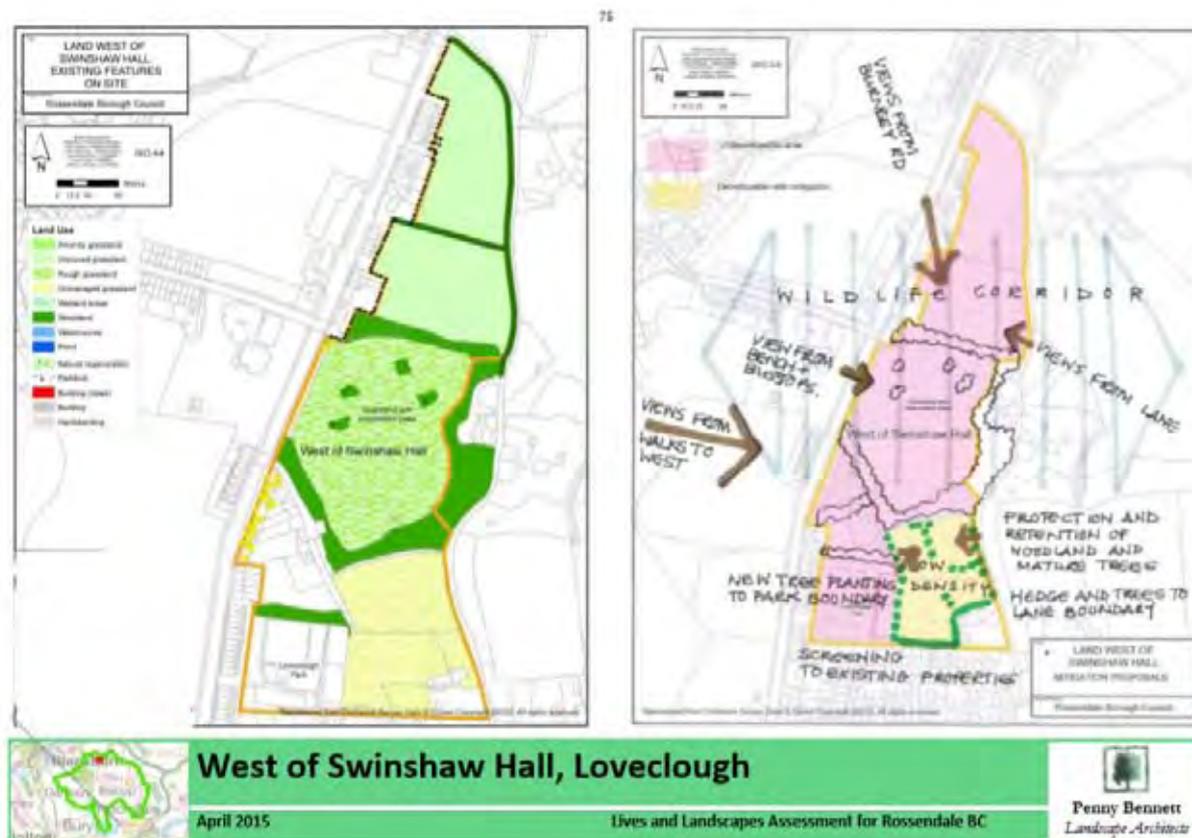


Figure 12. Extracts from Lives and Landscapes Assessment

The document considers views around the site in a similar manner to this assessment considering views from close locations adjacent and within the site and those more distant to the west. In common with this report close views are assessed as potentially experiencing major or major-moderate effects. More surprisingly the report, without strong evidence considers views from more distant locations (1km plus) to the west as likely to experience Major-moderate adverse effects. My own assessment of this is that in the wider panoramic of the view and the existing presence of the village settlement following the valley, any proposed development would be noticeable but small and the nature of change would be congruous to the setting and quickly become associated with the established settlement form.

In terms of landscape the assessment correctly identifies the location of the site in the Lancashire Landscape Study and described its as follows:

The site lies close to the boundary of Rossendale and Burnley BC and represents the northern limit of the 8a Irwell Settled Valley landscape. Extensive residential developments lie to the south. The wooded landscape with unmanaged grassland in the south gives way to rough grassland west of Swinshaw Hall with intermittent trees. The 2 northern fields are more intensively managed with an open landscape, more typical of the Enclosed Uplands. The site is visually well contained from the local roads by virtue of tall walls and hedges, views across the site can be gained from the FP's that cross it and from public locations such as the bus stops and a pub car park on Burnley Rd. From the west above Goodshaw Fold the site appears well wooded apart from the 2 northern fields

Later editions of the report consider potential development forms for the site and figure 12 shows how these pick up on similar themes to those of this report.

The report however appears to equate any form of landscape or visual effect as being an indication that development could not be accommodated rather than a more realistic position which would acknowledge that locations immediately adjacent to or within a proposed development site will always generate large scale visual and landscape effects.

The report also seems not to consider that mitigation planting might reduce and integrate proposals into the established landscape.

The result is that the document considers only a small part of the proposal site as suitable for development. This suggests an overly sensitive approach to development and one that sees residential development as always an adverse impact, even when placed against an existing settlement boundary.

Although this report considers the landscape and visual assessment of the site in a similar way and with similar results to the lives and landscape document it does not consider the landscape as incapable of accepting new residential development, proposing only a small level of development to the south.

In contrast this document considers views of the proposed development as limited to a very local area and the change seen as appropriate to the setting with development set against the existing settlement edge capable of being positioned in such a way as to avoid the most sensitive areas of the proposal site and to be able to include substantial mitigation through open landscape areas and routes and new structure planting.

6.0 LANDSCAPE APPRAISAL

6.1 LANDSCAPE SENSITIVITY

The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character

National Character Area

The proposal site lies within NCA 36 a large National Character Area which includes a wide variety of both urban and open countryside landscapes. Some broad similarities and commonality between the study area and the characteristics of this landscape exist largely associated with the sites location within a pennine location with an industrial heritage. The NCA includes both old and new residential development and is a well settled landscape. These factors suggest a susceptibility of no more than medium although the rural nature and tranquility of the landscape alongside the potential for views from elevated locations are noted as important elements The quality and value of the landscape also varies over such a large area and no specific areas of landscape value exist within the study area to elevate the sensitivity when this is combined with the susceptibility to the change proposed.

The sensitivity of NCA60 is assessed as **Medium**

The Local-Regional Landscape

Relevant Regional-Local landscape character is described in the A Landscape Strategy for Lancashire (2000) . There are two landscape character types that are identified that contain and surround the site. The proposal site lies within the Settled Valleys and is surrounded to the east and west by the Enclosed Uplands.

The Settled Valley landscape is one where settlement and mans influence is prominent lending the landscape a used and in places degraded appearance.

Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor. Industrial heritage is clearly present in Loveclough and the architecture of the village very much reflects this. The urban landscape generated by the process of industrialisation is one of the special and significant features of the valley. Urban areas, which were confined by topography, grew along the bottom of the valley and are tight knit along Burnley Road.

The quality and value of the landscape is ordinary and poor in places reflecting a landscape set within a busy and development valley space where urban and residential use is common place.

The LCA is considered to have a low-medium level of susceptibility to change which is not adjusted by any elevated levels of quality and value. The sensitivity is assessed as **low-medium** reflecting the existing urban and industrial forms and degraded landscapes common through this area.

The Enclosed Uplands of the Rossendale Hills has a relatively level landform with only the peat capped ridges and summits providing discernible pattern and diversity in the landscape. The distinctive character of these exposed uplands is derived from a long history of settlement and exploitation of the mineral wealth of the moors. A network of gritstone walls encloses virtually the whole of the upland area and the landscape is dotted with a network of small ,remote farms. Many of these are now abandoned and in ruins as farming has retreated downslope. The area's industrial history is reflected by the landscape of miner-farmer small holdings, squatter settlements, abandoned coal mines and quarries. The overall impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness.

The quality and landscape is medium with good elements where extensive views are possible from elevated locations.

The LCA is considered to have a medium level of sensitivity and **medium** sensitivity reflecting the established presence of industry, farming and settlement and the somewhat derelict appearance of some of this landscape

6.2 LANDSCAPE CHANGE & EFFECTS - NATIONAL AND REGIONAL LANDSCAPES

The existing landscape character assessments described in Section 5 consider the nature and relative value of the landscape in the vicinity of the proposal site at National and Regional level.

The magnitude of change of the proposed development on the wider landscape is assessed as being Negligible at a National scale and Low for the Local landscape area. The development of the proposal site will not be widely visible and will only directly affect the settled valley landscape LCA where settlement and development is already an established part of the key characteristics.

Visual effects are limited to a very local area with the principal views of the site from boundaries and within the site.

The change will be congruous in its nature and be viewed and experienced as an extension to the existing settlement and village. In addition beneficial aspects of the development will be an extension to the existing PROW network connecting the site from north to south. The more sensitive parts of the site are removed from development and set aside to provide open landscape areas protecting the setting of non designated heritage assets.

The landscape impact is assessed as Slight through to Negligible with an expectation that this will become neutral in nature as the proposals become an established part of the village through mitigation planting, sensitive design and the provision of new path networks.

6.3 SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS

National Character Area

The change to this landscape will be negligible leading to a Negligible effect.

The Local-Regional Landscape

The local landscape will see very limited physical change over land currently either unused or grazing pasture. New housing will be located adjacent to the existing settlement edge and will appear as an extension to the linear form of development already present running the length of Burnley Road. Visually change is restricted to a very close area around the boundaries of the site and from path locations that run across the site. The amenity of these routes is protected through both a layout which allows for open landscape areas and for new landscape planting. The change will be congruous to the setting and will have some beneficial aspects outside of the provision of housing providing new path routes, open space and tree planting. The level of landscape effect are low and not considered notable.

Table 1 - SUMMARY OF LANDSCAPE EFFECTS

Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Change to Landscape (Impact)	Landscape Effect	Landscape Effect
			Year 1 pre-mitigation	Year 15 with mitigation	Year 1 pre-mitigation	Year 15 with mitigation
National						
National Character Area 36 Southern Pennines	National	Medium	Negligible	Negligible	Negligible	Negligible
Regional-Local Landscapes						
Settled Valley Landscapes	Local	Low-Medium	Low-Medium	Low	Slight	Slight Neutral
Enclosed Uplands	Local	Medium	Low-Negligible	Negligible	Slight	Negligible

7.0 VISUAL APPRAISAL

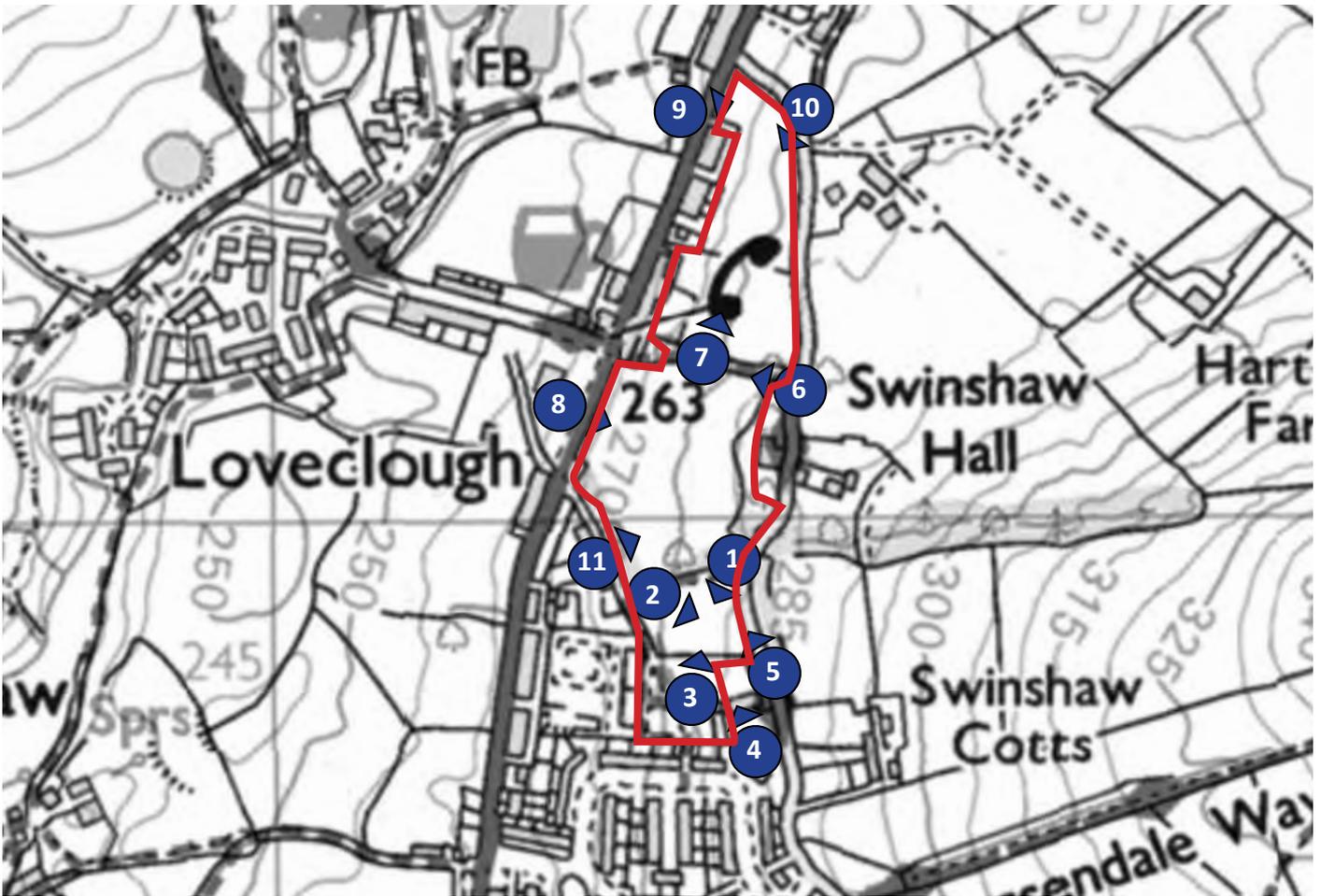


Figure 13. View Point Locations

- Location of proposed site
- Location of proposed site
- Visual Envelope



Please refer to Appendix 1.0 for Visual Receptor Figures

7.0 VISUAL APPRAISAL

7.1 VISUAL APPRAISAL - RECEPTORS

Ten viewpoints have been selected from various locations and possible vantage points identified through site visits and analysis. Views for the appraisal have been chosen to be both representative of the range of differing receptors (public, community, residents and visitors) within the study areas and of the visual amenity available at points north, south, east and west of the proposal site.

Viewpoint 1 -	Pedestrian users and highway users Goodshaw Lane, Rossendale Way;
Viewpoint 2 -	Pedestrian users footpath 31;
Viewpoint 3 -	Pedestrian users, footpath 32;
Viewpoint 4 -	Residents, pedestrian users and highway users Hameldon Rd;
Viewpoint 5 -	Residents, pedestrians and highway users Goodshaw Lane;
Viewpoint 6 -	Residents and pedestrians footpath 29;
Viewpoint 7 -	Pedestrians footpath 29;
Viewpoint 8 -	Highway users Burnley Road;
Viewpoint 9 -	Highway users and residents Burnley Road;
Viewpoint 10 -	Pedestrian PRoW and users of highway footpath 12;
Viewpoint 11 -	Pedestrian users and residential;
Viewpoint 12 -	Residential, pedestrian and vehicle Conservation Area;
Viewpoint 13 -	Pedestrian users footpath 89;

7.2 VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

The susceptibility of the receptor may be influenced by the situation whether the proposed development would appear in context with it's setting (i.e. urban or rural landscape).

Residential Receptors

Residential receptors have been identified and assessed from the north, south and west and from upper floor windows from Swinshaw Hall. Generally these are all from properties that overlook the site by virtue of being immediately adjacent to it with very little if any intervisibility between properties set back from this line.

At greater distances from the site to the west where the land rises into the hillside, properties at and around Goodshaw Fold will have some views of the proposal site. These views at 1km or more distant will appear small in the wider view and be seen in the context of the existing linear village arrangement.

Vp 4 - Properties on Hameldon Road adjacent to the site but with limited visibility of the site itself- **Medium Susceptibility**

Vp 5 - Properties off Goodshaw Lane Road with oblique views towards site- **Medium Susceptibility**

Vp 6 - Swinshaw Hall with multiple upper floor and garden views over central site - **High Susceptibility**

Vp 9 - Properties on Burnley Road backing onto site - **Medium/High Susceptibility**

Vp 11 - Properties on Broad Ing- **High Susceptibility**

Pedestrian Receptors

Pedestrian receptors include footpath users, users of the Rossendale Way that runs along Goodshaw Lane and then travels west and users of the highway footpath on Burnley Road. West of the site an extensive network of footpaths crosses rising land onto

upper moorland. Views of the site from locations on this network will be possible but limited in scale (at 1km distance or more) and always in the context of the existing village settlement.

Viewpoints 1 - Pedestrian users on Rossensdale Way **High Susceptibility.**

Viewpoints 2- Pedestrian users of footpath 31 **High Susceptibility.**

Viewpoints 3- Pedestrian users of footpath 32 **High Susceptibility.**

Viewpoints 5- Pedestrian users of Rossendale Way **High Susceptibility.**

Viewpoints 6- Pedestrian users of footpath 29 **High Susceptibility.**

Viewpoints 7- Pedestrian users of footpath 29 **High Susceptibility.**

Viewpoints 8- Pedestrian users on Burnley Road **Medium Susceptibility.**

Viewpoints 9- Pedestrian users on Burnley Road **Medium Susceptibility.**

Viewpoints 10- Pedestrian users of footpath 12 **High Susceptibility.**

Viewpoints 11- Pedestrian users of footpath **High Susceptibility.**

Viewpoints 12- Pedestrian users of highway **Medium Susceptibility.**

Viewpoints 13- Pedestrian users of footpath Sliven Clod Road **High Susceptibility.**

Vehicle Receptors

Vehicle receptors assessed within this appraisal are from the road network surrounding the proposal site and immediately adjacent to the boundaries. Due to the transient nature of vehicle travel all of the vehicle receptors have been assessed as having a **Low Susceptibility**

7.3 VISUAL QUALITY AND VALUE

The value of a particular area or view in terms of what is seen.

The quality of the views of the surrounding landscape vary. Views dominated by the road network with few view opportunities out from this and views within urban areas are assessed as Ordinary, Views where open countryside and views of hills play a part in the view, including footpaths and road routes are assessed as Moderate or Good.

7.4 VISUAL SENSITIVITY SUMMARY

Residential receptors are found to the north, east and south of the site with the concentration of this being to the south where the site abuts an existing 20th Century housing area and to the east where the site runs alongside or close to the older and linear arrangement of dwellings along Burnnley Road. Generally views are restricted and often oblique or from upper floor windows. The quality of the view is often ordinary as detracting elements are common even when views include distant hills. The sensitivity is generally Medium or Medium/High and elevated to High for Swinshaw Hall to reflect its historic value and its views over open section of the site.

Views from the public footpath network are common throughout with some routes running directly through the site. Pedestrians on highways are considered to have a lower sensitivity of Medium reflecting the nature of a route along a highway, the exception to this is sections of Goodshaw Lane which are part of a National Trail. Footpaths are High Sensitivity.

7.5 CHANGE AND VISUAL EFFECTS

Thirteen representative viewpoints were assessed with further description of the assessed change in Appendix 1. A summary of the considered change for all receptors is set out below:

- View 1 - High Change
- View 2 - High Change
- View 3 - High Change
- View 4 - Low Change
- View 5 - High Change
- View 6 - High Change
- View 7 - High Change
- View 8 - Medium Change
- View 9 - Medium - High Change
- View 10 - Low
- View 11 - Medium
- View 12 - Low-negligible
- View 13 - Low

7.5 ASSESSMENT OF VISUAL EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 14. Table 2 illustrates the assessment criteria to determine visual effects and whether the receptor is at a local, regional or national importance.

Residential Receptors

Five representative residential receptors have been identified and assessed. These are all located at the immediate boundaries of the site with views typically from upper floor windows. Although the effects at these close locations are Between substantial and moderate substantial they are typical of effects where development is proposed alongside an existing settlement edge and are to a certain an extent the inevitable consequence of proposing new development and expansion within existing settlements. From the immediate boundaries of the site residential views fall away almost completely with built form and vegetation blocking views. From more distant and elevated locations to the west views from properties towards the site become possible again but ant change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Pedestrian Receptors

Twelve representative views from footpaths and pedestrian routes are assessed. These are located both at and around the boundaries of the site and also running through the site with paths crossing east to west both to the north and south of the central land associated with Swinshaw Hall and also to the south where path routes connect the residential housing to the south and Loveclough park to the west.

The National trail Rossendale Way follows Goodshaw Lane and travels through the site and off to the west where it climbs up onto high ground before travelling south. Pedestrian access is also possible both along Burnley Road and Goodshaw Lane. As with residential views, locations close to and within the site return up to substantial - moderate/substantial effects. The nature of change will be adverse at the outset but the nature of change for all of these path routes is congruous to the general setting with residential housing being apparent in all of the existing views. Over time and with good mitigation and layout considerations to ensure routes are maintained within landscape areas, the nature of change and effect will become more neutral.

Views from the Conservation Area and from path routes further to the west will experience very low change with effects at moderate adverse or lower.

Vehicle Receptors

Views from Goodshaw Lane over a short section to the south will include views of the proposals but elsewhere boundary walls around the hall and managed hedgerow reduce or remove views. Views from Burnley Road are possible through gaps in development: looking up towards the hall; and also to the north. The access road into the site will create change at this junction and a section of open land along the road will be closed off. All of the change experienced along this route will be over a short section of road and entirely in keeping with the existing linear urban form currently visible.

Table 2 - SUMMARY OF VISUAL EFFECTS						
View	Hierarchy of	Sensitivity	Change to view (Impact) Construction & Year 1 pre-mitigation	Change to view (Impact) Year 15 with mitigation	Visual Effect Construction & Year 1	Visual Effect Year 15 with mitigation
1	Local	Pedestrian (National Trail) - Medium/High Vehicle Users - Low	High High	High High	Moderate/ Substantial Adverse Moderate-Adverse	Moderate/ Substantial Neutral Moderate-Neutral
2	Local	High	High	High-Medium	Substantial adverse	Substantial / Moderate- Neutral aspects
3	Local	Medium- High	High	High-Medium	Moderate/ Substantial	Substantial / Moderate- Neutral aspects
4	Local	Residential - Medium Vehicle - Low	Low	Low	Moderate-Slight Adverse	Moderate-Slight Neutral
5	Local	Residential - Medium- High Vehicular - Low	High	High-Medium	Substantial /Moderate Adverse	Substantial / Moderate- Neutral aspects
6	Local	Residential - High Vehicular - Low	High	Medium	Substantial /Moderate Adverse Moderate	Substantial /Moderate- Beneficial aspects Slight/Moderate
7	Local	High	High	High-Medium	Substantial adverse	Substantial / Moderate- Neutral aspects
8	Local	Low-Medium	Medium	Medium	Slight -Moderate Adverse	Slight -Moderate Adverse
9	Local	Residential -Medium/ High Vehicular - Low	Medium-High	Medium	Moderate/ Substantial- Moderate Adverse	Moderate adverse becoming neutral
10	Local	Pedestrian - High Vehicular - Low	Low	Low	Moderate - Slight adverse	Moderate-slight becoming neutral
11	Local	High	Medium	Medium	Moderate/ Substantial	Moderate/ Substantial with beneficial elements
12	Local	High-Medium-Low	Low-Negligible	Low-Negligible	Slight adverse	Slight neutral
13	Local	High	Low	Low	Slight adverse	Slight neutral

8.0 MITIGATION

8.1 MITIGATION PROPOSALS

The visual impacts identified are associated with views from a very local area which includes residential properties and footpath routes and views from Goodshaw Lane and Burnley Road. Comprehensive landscape proposals will be an integral part of the any planning application and may have additional benefits in reducing the effects of development. To provide mitigation for identified landscape and visual impacts, a Landscape Framework Plan has been prepared.

Existing woodland and trees, particularly around Swinshaw hall and the land to the west of this should be retained to maintain visual screening. Hedgerow bordering the northern section of the site along Goodshaw Lane should also be retained. New planting throughout can create additional screening and softening to the proposed development. In the central section of the site the land is proposed as being left open to maintain the setting to the hall and maintain views from footpath routes and Burnley Road. Additional tree planting within the central area will help enhance this area as parkland and open space.

The Landscape Framework Plan seeks to mitigate the impacts and ensure the development addresses both landscape and visual impacts by the following methods:

1. Retain and enhance existing woodland and trees around the boundaries;
2. Plant hedgerow and hedgerow trees along boundaries to south to further reduce visual effects.
3. Plant trees internally to promote structure planting within the site and soften the overall view of the development.



Figure 14. Landscape Framework Plan

- Site Boundary
- Retain hedgerow trees
- Retain existing woodland
- proposed building
- - - Proposed hedgerow
- Proposed native trees

9.0 SUMMARY & CONCLUSION

9.1 LANDSCAPE RESOURCE SUMMARY

The landscape and visual appraisal has been assessed and concluded from desk top based research, site visits and in consideration of the most recent national and local character assessment guidelines. The following summary has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 14.

Wider Landscape Character

The wider landscape is described at National level through NCA 36 Southern Pennines and is assessed as medium sensitivity for this type of development. The proposed development would not have a notable effect on this large scale character area and the impact is assessed as negligible.

Local Landscape Character

The local landscape is well described within the Lancashire Strategy Landscape Assessment and acknowledges that for both the valley and upland landscapes, settlement and industry have played a key role in shaping the character of this area. The sensitivity of this landscape of low-medium reflects this.

The local landscape will see very limited physical change over land currently either unused or grazing pasture. New housing will be located adjacent to the existing settlement edge and will appear as an extension to the linear form of development already present running the length of Burnley Road. Visually change is restricted to a very close area around the boundaries of the site and from path locations that run across the site. The amenity of these routes is protected through both a layout which allows for open landscape areas and for new landscape planting. The change will be congruous to the setting and will have some beneficial aspects outside of the provision of housing providing new path routes, open space and tree planting. The level of landscape effect are low and not considered notable.

The Council's assessment work and subsequent masterplanning exercise for the site fails to recognise the existing urban and industrial characteristics present within the valley and how new development could be accommodated into this location. It also fails to recognise that any change will bring some inevitable visual and landscape effects and that through good design and landscape mitigation these can be managed and reduced.

9.2 VISUAL RESOURCE SUMMARY

The proposed development has been considered from 13 representative viewpoint locations. The study area considered the immediate surrounding of the site and path networks that run through this as well as the neighbouring Conservation Area. Locations further afield to the west are also considered.

Mid to Long Distance Views

From more distant and elevated locations to the west views towards the site become possible again but any change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Residential Properties

The views are all located at the immediate boundaries of the site, typically from upper floor windows. Although the effects at these close locations are between substantial and moderate substantial they are typical of development at an existing settlement edge and are to a certain extent the inevitable consequence of proposing new development and expansion within existing settlements. From the immediate boundaries of the site residential views fall away almost completely with built form and vegetation blocking views. From more distant and elevated locations to the west views from properties towards the site become possible again but any change notable will be seen in the context of the existing settlement and appear as a natural extension to the linear form of the village.

Footpath Users

These are located both at and around the boundaries of the site and also running through the site with paths crossing east to west both to the north and south of the central land associated with Swinshaw Hall and also to the south where path routes connect the residential housing to the south and Loveclough park to the west.

The National trail Rossendale Way follows Goodshaw Lane and travels through the site and off to the west where it climbs up onto high ground before travelling south. Pedestrian access is also possible both along Burnley Road and Goodshaw Lane. As with residential views, locations close to and within the site return up to substantial - moderate/substantial effects. The nature of change will be adverse at the outset but the nature of change for all of these path routes is congruous to the general setting with residential housing being apparent in all of the existing views. Over time and with good mitigation and layout considerations to ensure routes are maintained within landscape areas, the nature of change and effect will become more neutral.

Views from the Conservation Area and from path routes further to the west will experience very low change with effects at moderate adverse or lower.

Vehicle Users

Receptors travelling by road around the site location have a number of opportunities to look towards the proposed development. The extent of change is generally low and always transient and in the context of journeys along a well populated and developed valley corridor.

Mitigation Measures

The mitigation measures proposed will both screen the proposals and soften the impact of the development. Beneficial aspects of the proposals also have the potential to go further and make a net gain to the areas public open space, public footpath network and ecology and habitats.

9.3 CONCLUSION

The proposed development will introduce new residential buildings, into landscape areas to the north and south of the site leaving an area central to the site and west of Swinshaw Hall as open and undeveloped to protect the setting of this heritage asset and the nearby Conservation Area and buildings of note contained within this.

The receiving landscape is well described through both National and Regional assessment work and the proposal site lies within a valley landscape which has historically been a centre for industry with accompanying settlement and activity that continues to this day. The proposal site forms only a small part of a wider local and regional character area. No landscape receptors are assessed as experiencing notable or substantial effects.

A number of visual receptors are identified as potentially experiencing large effects but this is more a consequence of these being within or at the boundaries of the site where large change is inevitable. The proposed layout enables substantial landscape areas to be maintained around footpath routes and a large area of public open space to the west of the hall maintained as undeveloped land to ensure key views and historic settings are protected.

The visual effects of the proposal are limited to the immediate landscape with low levels of visual change expected at locations further away to the west where open views from elevated locations allow for views of the village. In contrast to the Local Authorities visual assessment this assessment finds that views from distance of any proposed development will be heavily filtered by existing vegetation and built form and be seen entirely in the context of the existing linear urban form of Loveclough

There is almost no intervisibility with the site and Conservation Area and key views are not affected.

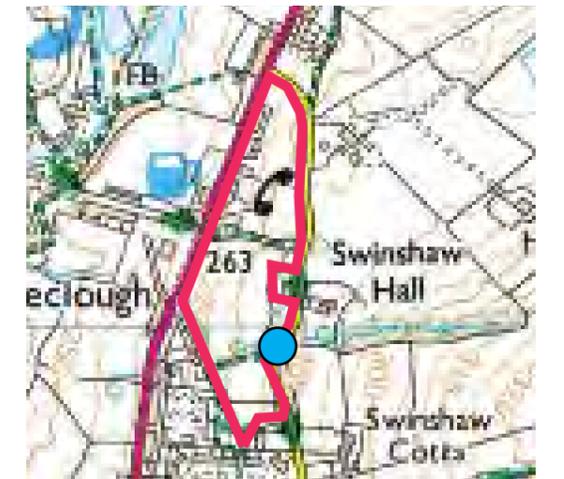
Proposed development over the site as indicated in the indicative layout would lead to a low level of landscape effect and very localised visual effects that can in part be mitigated through planting measures and that would in the longer term shift to a more neutral nature as the dwellings came to be seen as part of the established village settlement.

APPENDIX 1.0

VISUAL RECEPTORS - SEPARATE A3 DOCUMENT

APPENDIX 2.0

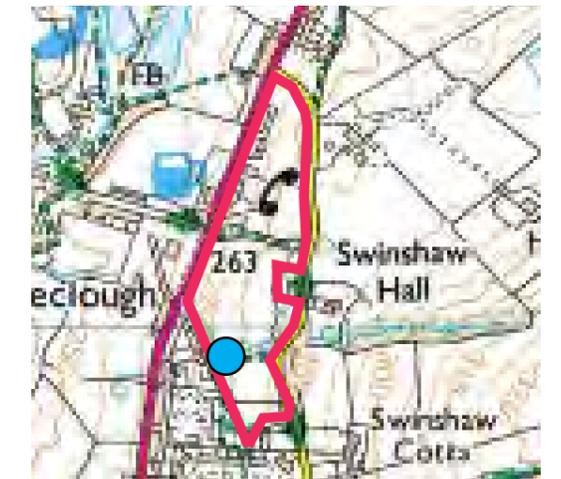
LVIA METHODOLOGY



Representative Viewpoint	VP1 - Goodshaw Lane	Description of View	The view includes the country lane (Goodshaw Lane) and the southern section of the site which is an open, rough grassland area, most likely used for grazing, with remnant stone wall boundaries. The settlement edge of Goodshaw and Love Clough are visible in the valley below and to the south. Swinshaw Hall is behind the view. Longer range views to hills possible	Value and Quality of view	Ordinary
Visual Receptor	Pedestrians (sidewalk and Rossendale Way) and Vehicle users			Susceptibility of receptor	High (Pedestrian Users of Sidewalk/National Trail), Low (Vehicle users)
Location	Eastings: 81379 Northings: 26945 Looking south	Change to View	Potential change from this location is large as development over the southern section of the site would be immediately in front of viewer. The change would be seen against a backdrop of existing development but some views of the more distant hills would be lost.	Sensitivity of receptor	Medium-High (Pedestrian Users of Sidewalk/National Trail), Low (Vehicle users)
Receptor description	Views from lane and National trail and at start of public footpath 31			Magnitude of Change	High
View and orientation	View along the lane and National Trail over the southern area of potential development and at the start of footpath 31.	Summary - Visual Effects		Hierarchy of receptor	Local
View elevation	281m AOD			Moderate - Substantial Adverse (National Trail; Pedestrians on sidewalk) - A notable change but similar in character to the existing position some loss of distant views.	
Proximity to proposals	Adjacent to Southern area			Moderate Adverse (Vehicle Users) - The proposed development will be noticeable as vehicle users pass this section of boundary	
Extent of Visibility	Proposals will be visible in 100% of view			Mitigation	tree planting to boundaries and views through development to more distant hills

tpm landscape
chartered landscape architects

Figure: A1.1 Viewpoint 1 (VP1)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP2 - Footpath 31
Visual Receptor	Pedestrians
Location	Eastings: 81300 Northings: 26929 Looking east
Receptor description	Views of pedestrians on path
View and orientation	View looking back to Goodshaw Lane. Swinshaw Hall land to left, southern development are right.
View elevation	274m AOD
Proximity to proposals	Adjacent to Site Boundary
Extent of Visibility	Proposals will be visible in 50% of view

Description of View	View looking up towards Goodshaw Lane with more wooded park style landscape to left below Swinshaw Hall and rough grazing field to right. Mature trees bound northern boundary, degraded stone walls sub divide and bound field to south. Settlement bounds the site to south and west and is prominent in view.
Change to View	Change to the view will be large as housing may be located close to the route of path. Some loss of views to hills to west but context of path route is tied closely to adjacent housing and recreational park area. Existing trees offer some visual screen to land west of Swinshaw Hall.

Value and Quality of view	Ordinary
Susceptibility of receptor	High (Users of PROW),
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Adverse - Large change over this section of path is possible but the nature of change will be familiar against a backdrop of existing residential dwellings.	
Mitigation	
A landscape corridor for both the path route and to re-inforce the boundary between land to south and Swinshaw Hall will help reduce scale of impacts.	



Figure: A1.2 Viewpoint 2 (VP2)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP3 - Footpath 32
Visual Receptor	PROW towards south of proposal site
Location	Eastings: 81322 Northings: 26839 Looking north
Receptor description	Views from path
View and orientation	Looking north from path over rough grassland area towards treeline marking boundary with land south of Swinshaw Hall
View elevation	278m AOD
Proximity to proposals	Adjacent/within site
Extent of Visibility	Proposals will be visible in 100% of view

Description of View	View is over degraded rough pasture field with properties along the A682 visible to the west as well as structures associated with playing fields and pitches. Trees mark boundary with land immediately south of Swinshaw Hall with the hall visible through trees but heavily filtered.
Change to View	The proposals would be potentially large with development close to the route of this path. Some loss of views to distant hills to west are also possible. The nature of change will fit with the sub-urban character of this end of the site with existing settlement found on 2 of the four sides to boundary of this southern section. Sections of path travel into nearby estate and recreational park.

Value and Quality of view	Ordinary-poor
Susceptibility of receptor	High (PRoW)
Sensitivity of receptor	Medium-High (PRoW)
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate / Substantial - Change is potentially high but in the context of the existing settlement edge to the west and south.	
Mitigation	
A landscape corridor for the PROW will assist in lowering impacts and maintaining some view and visual character.	

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Figure: A1.3 Viewpoint 3 (VP3)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP4 - Hameldon Road
Visual Receptor	Residents and vehicles/ highway users
Location	Eastings: 81388 Northings: 26689 Looking north
Receptor description	Views from residents of properties within estate around Hameldon Road
View and orientation	Views generally not possible from the road network with some glimpsed views from rear of properties that lie adjacent to the northern boundary and adjacent to site on Goodshaw Lane
View elevation	290m AOD
Proximity to proposals	Approximately 100m from site

Description of View	The vies are from within the neighbouring housing estate and from Goodshaw Lane and are representative of views from neighbouring houses and streets to the south of the proposal site. The character of views is suburban with a mixture of housing styles and ages. Views of the site are limited and often prevented by built form.
Change to View	Change to the site will be noticeable from a small number of properties that back onto the sites southern section but barely perceptible or not visible from other areas within the estate and the road network. The change will vary but overall from this group of receptors will be low with no effects over principle rooms or areas expected.

Value and Quality of view	Ordinary-poor
Susceptibility of receptor	Medium (resi and cyclists) Low (vehicle)
Sensitivity of receptor	Medium (resi and cyclist) Low (vehicle)
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Slight Adverse - Residents of properties and users of highway will experience moderate adverse effects with many receptors and areas have no change to view	
Mitigation	
Boundary buffer and planting will help lessen effects.	



Figure: A1.4 Viewpoint 4 (VP4)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP5 - Goodshaw Lane
Visual Receptor	Vehicular and residential and pedestrian
Location	Eastings: 81393 Northings: 26880 Looking north
Receptor description	Views from vehicular users and pedestrian on Rossendale Way. Also residential properties.
View and orientation	View over southern section of site
View elevation	284m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 80% of view

Description of View	View is over degraded rough pasture field with properties along off Goodshaw lane with limited views over site. Views to distant hills and middle distance to wooded boundaries to land south of Swinshaw Hall. The settlement boundary to the west and south are a notable part of the view.
Change to View	The change would be potentially large with development close to the route. Some loss of views to distant hills to west are also possible. The nature of change will fit with the sub-urban character of this end of the site with existing settlement found on 2 of the four sides to boundary of this southern section.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium-High (PRoW) low vehicles
Sensitivity of receptor	Medium-High (PRoW) low vehicles
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate / Substantial - Change is potentially high but in the context of the existing settlement edge to the west and south.	
Mitigation	
landscaping along the boundaries will help integrate and screen proposals	



Figure: A1.5 Viewpoint 5 (VP5)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP6 - Swinshaw Hall and footpath 29
Visual Receptor	users of the highway, residential property, public footpath
Location	Eastings: 81430 Northings: 27114 Looking south.
Receptor description	Views from the highway and start of footpath and from upper floor of Hall
View and orientation	Views south and west
View elevation	281m AOD
Proximity to proposals	Adjacent to the site.
Extent of Visibility	Proposals will be visible in 80% of view

Description of View	The view is looks west and south from Goodshaw lane down a footpath connecting this and the A682. To the south lies Swinshaw Hall and a parcel of land in front of the hall which has a more parkland appearance with mature trees. The footpath route runs at the edge of this land and within it looking over a stone wall boundary and ditch to the southern section of the site, an open grazing pasture bounded by stone walls, hedgerow and the settlement boundary (west)
Change to View	The view experience notable change with potential development to the north visible through the vegetated boundary. Some loss of views to elevated hills and moor may be lost.

Value and Quality of view	Moderate
Susceptibility of receptor	High (resi and PROW)-Low (vehicle)
Sensitivity of receptor	High-Low
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial-Moderate Adverse - A notable change which will become over time an established extension to the existing settlement edge along the A682	
Mitigation	
Good landscape buffer along PROW, retention of boundary hedgerows and trees will help integrate and screen proposals	

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Figure: A1.6 Viewpoint 6 (VP6)

Project: Swinshaw Hall

Client:



Representative Viewpoint	VP7 - Footpath 29
Visual Receptor	Pedestrian
Location	Eastings: 81370 Northings: 27123 Looking south
Receptor description	Views from the PROW
View and orientation	immediate views of both northern section of site and land south of Swinshaw Hall
View elevation	276m AOD
Proximity to proposals	Adjacent to the site.
Extent of Visibility	Proposals will be visible in 50-100% of view.

Description of View	The view is split over open grazing land to the north with more distant views to hills and moorland and closer proximity views of the partially enclosed park land style area south of Swinshaw Hall with mature trees and woodland groups. Properties in Love Clough along the A682 are noticeable.
Change to View	The change will be prominent to the north where development is proposed with housing likely to be viewed along the length of the path and some views to distant hills lost. Views across the open land south of the Hall are likely to remain the same but for the access route travelling up from the A682 and feeding into the northern parcel of land.

Value and Quality of view	Moderate-good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Substantial Adverse - Large change to the land to the north will development extending from the existing settlement boundary, up the slope from the A682 to the eastern boundary of Goodshaw Lane. A lesser level effect will occur to the south where the access road will be visible	
Mitigation	
Planting to boundaries and retention of existing trees will help integrate and screen proposals.	

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Figure: A1.7 Viewpoint 7 (VP7)

Project: Swinshaw Hall

Client:



Representative Viewpoint	VP8 - A682 Burnley Road
Visual Receptor	Vehicular -pedestrian (side walk)
Location	Eastings: 81255 Northings: 27100 Looking east
Receptor description	Views from the highway
View and orientation	Mid-range views from highway up towards Swinshaw Hall
View elevation	264m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 30% of view.

Description of View	View from highway looking at the proposed access location for road to feed both northern and southern development parcels. Access will require visibility splay and regrading to slope to facilitate access into the site. Existing view looks up towards hall with trees forming the skyline.
Change to View	The change will be notable but not out of keeping with the urban setting of Burnley Road within the village. The engineering works and road access will not prevent views of the treed skyline and hall and may accentuate the view of this important local building. Public access through the parkland style landscape to the south of the hall may also be facilitated through this access bringing potential beneficial change. Development parcels to north and south are heavily restricted from this location.

Value and Quality of view	Moderate
Susceptibility of receptor	Low-Medium (cyclists)
Sensitivity of receptor	Low-Medium
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Slight Adverse/Neutral - The view will change but retain its key characteristics.	
Mitigation	
Planting and new access onto the land south of the hall may bring some public benefits and enhance the visual amenity of the existing view.	



Figure: A1.8 Viewpoint 8 (VP8)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP9 - Burnely Road
Visual Receptor	Residents and Vehicle
Location	Eastings: 81362 Northings: 27333 Looking east.
Receptor description	Views of northern parcel from resi properties and road
View and orientation	Mid-range views from west
View elevation	275m AOD
Proximity to proposals	Approximately 10m from the site.
Extent of Visibility	Proposals will be visible in 50% of view.

Description of View	Views along Burnley Road are largely obscured by terraced housing but gaps in this and a section of undeveloped land to the north allow views over the northern parcel from the road. Views from the rear of properties along Burnley Road will also include the open pasture land of the northern parcel.
Change to View	The change to the view will be noticeable but will be in keeping with the general pattern and type of development currently visible with proposed development potentially continuing along Burnley Road towards its junction with Goodshaw Lane. Views from the rear of properties will experience a large change with development replacing open grazing land.

Value and Quality of view	Ordinary
Susceptibility of receptor	Med/High (resi and pedestrian)-Low (vehicular)
Sensitivity of receptor	Med/High-Low (vehicular)
Magnitude of Change	Medium-High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate/Substantial-Moderate - Views towards the site will experience notable change with the extension of the settlement north along Burnley Road and east over the northern parcel.	
Mitigation	
Retention of existing hedgerows and planting of new trees and boundaries will help integrate the proposals.	



Figure: A1.9 Viewpoint 9 (VP9)
Project: Swinshaw Hall
Client:



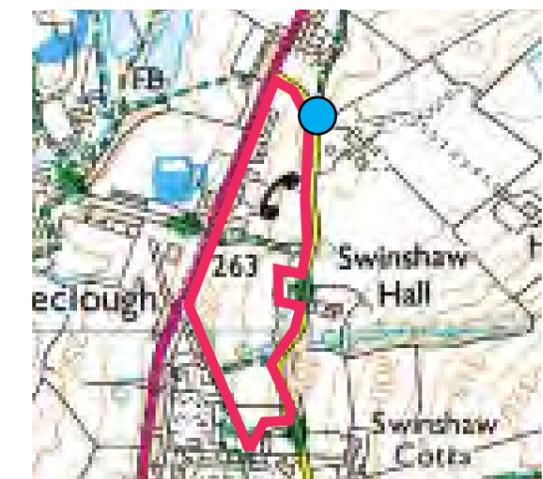
Representative Viewpoint	VP10 - Public Footpath 12 and Goodshaw Lane
Visual Receptor	Pedestrian and vehicle Users
Location	Eastings: 8144 Northings: 27318 Looking south west
Receptor description	View from junction with footpath and lane
View and orientation	Views limited by topography and hedgerow boundary
View elevation	277m AOD
Proximity to proposals	Approximately 10m south of the site
Extent of Visibility	Proposals will be visible in 40% of view

Description of View	The view is from a public footpath which crosses an open arable field to the south from Burnley Road. For almost the entire length of this section of path the southern section of the site is not visible and only becomes so on rising out of a deep, ditch section of path towards Goodshaw Lane. The view includes properties along Burnley Road, distant hills and grazing pasture.
Change to View	The change will be low as, although visible at the Goodshaw Lane end of the path, the majority of this route will be unaffected by change on the southern section of the site.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Adverse - Receptors will experience a low level of change at one end of the path with proposals viewed over existing boundary hedge	
Mitigation	
Retain boundary hedgerow and landscape boundaries to increase screening	



Figure: A1.10 Viewpoint 10 (VP10)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP11 - Broad Ing
Visual Receptor	Pedestrian and Residential Users
Location	Eastings: 81270 Northings: 26951 Looking west
Receptor description	Views from properties along this lane and pedestrians on link path.
View and orientation	Views west over land south of hall
View elevation	271m AOD
Proximity to proposals	Approximately 20m south of the site
Extent of Visibility	Proposals will be visible in 50% of view

Description of View	The view is from small number of properties on Broad Ing and a link path that connects to footpaths running south. The view is filtered by existing vegetation and is centred on the land south of Swinshaw Hall. Both potential development parcels are visible through the trees to north and south. The land appears degraded but with aspects of the land immediately
Change to View	Proposals will be visible through the filter of trees and vegetation and change from one where degraded park land and grazing land includes access road and development. Although part of the existing settlement views from this location will experience a shift in character from one where the village is not apparent in much of the view to one where the village will have expanded east.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Substantial Adverse - Receptors will experience a change that will change something of the character of views from this location.	
Mitigation	
Retaining and increasing boundary vegetation will help screen proposals north and south, while improvements to the parkland landscape may lead to beneficial change to the view immediately in front of properties and Swinshaw Hall.	

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Figure: A1.10 Viewpoint 10 (VP10)
Project: Swinshaw Hall
Client:



Representative Viewpoint	VP12 - Commercial Street
Visual Receptor	Residential-Pedestrian and vehicle Users
Location	Eastings: Northings: Looking east
Receptor description	View from the street from within the Conservation Area (extension)
View and orientation	Views limited by topography vegetation and other built form
View elevation	260m AOD
Proximity to proposals	Approximately 200m west of the site
Extent of Visibility	Proposals will be visible in 0-5% of view

Description of View	The view looks up towards the proposal site from within the Conservation Area. At the centre of the view the Old School building forms the end of the vista and this building, and vegetation and trees prevent views into the site. To the north the open edge of Burnley Road can be seen but vegetation blocks much of the view. To the south the rising topography and vegetation prevent any views of the open land above Loveclough Park. The wider view is open and includes long distant views to the hills.
Change to View	The change will be low - negligible with only glimpses of buildings potentially seen in the northern section of the proposal site. If any dwellings are visible these will be seen against the established backdrop of linear residential development along Burnley Road.

Value and Quality of view	Good
Susceptibility of receptor	High (resi) Medium (pedestrian) low (vehicle)
Sensitivity of receptor	as above
Magnitude of Change	low-negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - Slight Adverse - Receptors will experience a low level of change with only glimpses of development to the north	
Mitigation	
Retain and enhance boundary vegetation	

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Project: Swinshaw Hall
Client:



Representative Viewpoint	VP13 - Track , Footpath off Sliven Cold Road
Visual Receptor	Pedestrian and vehicle Users
Location	Eastings: Northings: Looking north east
Receptor description	Public Footpath and lane
View and orientation	Open elevated view
View elevation	275m AOD
Proximity to proposals	Approximately 1km south of the site
Extent of Visibility	Proposals will be visible in 5% of view

Description of View	The view is from a public footpath which runs out of the Hamlet of Goodshaw Fold and gives a general indication of the view from locations at 1km + looking towards the site at the same or elevated levels. The view is open and panoramic with the village clearly linear in form following the valley and road and sitting below the hills and woodland to the east. The northern section of the site is visible but to the south trees and woodland mask much of the view.
Change to View	The change will be low as views are likely limited to proposals in the north and any change would be read in the context of the existing village form within which it would comfortably sit. A sensitive scheme would be both congruous and neutral and viewed as within the existing extents of the village.

Value and Quality of view	Good
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate Adverse /Neutral - Receptors will experience a low level of change and one established the proposals will appears s part of the existing settlement	
Mitigation	
Retain and enhance boundary hedgerow and trees to increase screening	

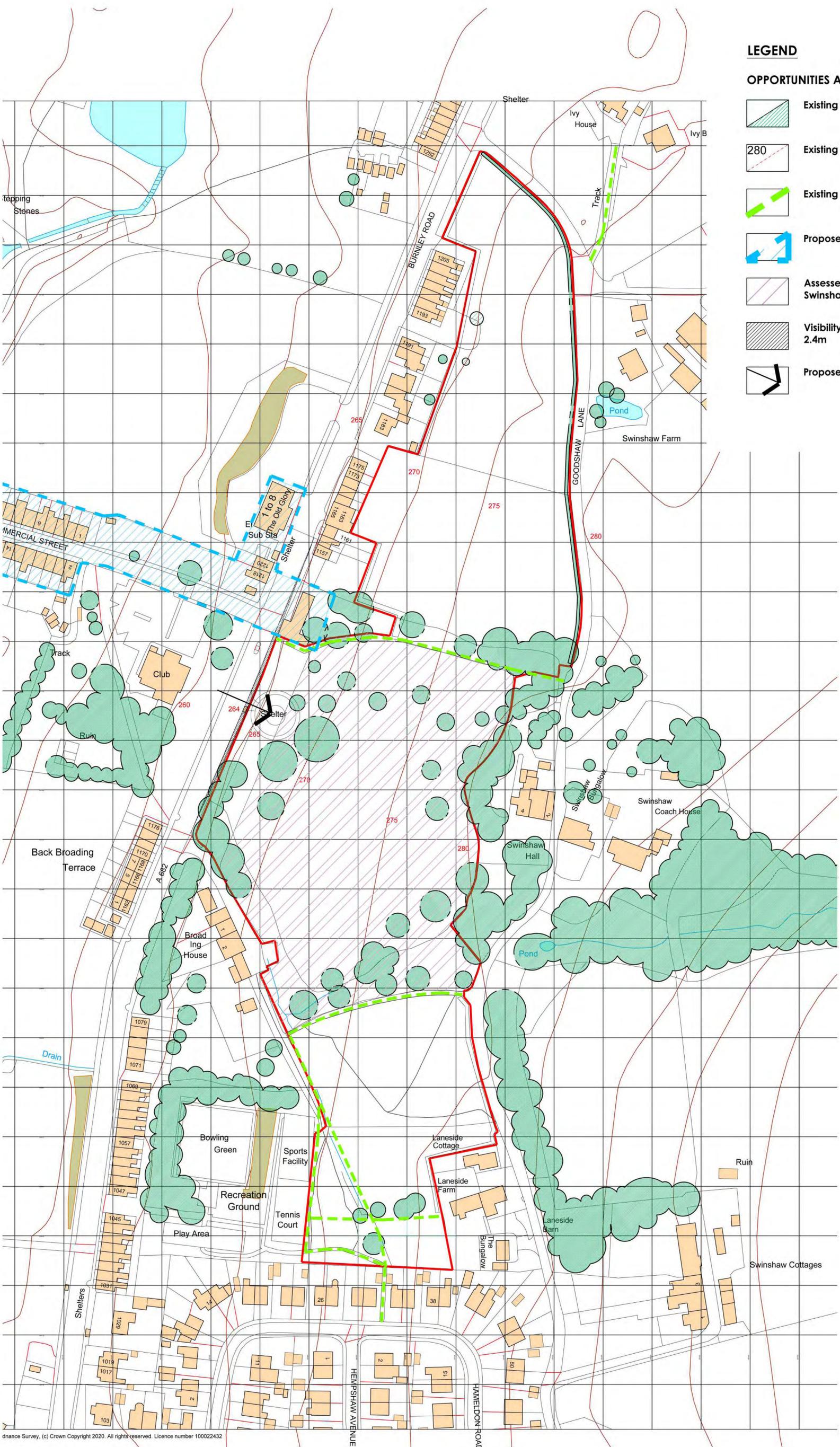


Project: Swinshaw Hall
Client:

LEGEND

OPPORTUNITIES AND CONSTRAINTS

-  Existing trees and hedges to be retained
-  Existing contours and levels
-  Existing Public Right of Way
-  Proposed extension to Conservation Area
-  Assessed area of sensitivity aligned with the setting of Swinshaw Hall
-  Visibility splay either side of proposed access point 90m x 2.4m
-  Proposed site access



REVISION NOTES

Rev	By	Description	Date
-	-	-	00.00.15

Client
Bryan Reed

Project
Swinshaw Hall, Loveclough

Description
Opportunities and Constraints

Status
for planning

Scale @ A1	Drawn	Checked	Date
1:1000	ct	ct	8-4-2020
Job number	Drawing number	Revision	
3593	101	-	



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LEGEND

INDICATIVE MASTERPLAN

-  Existing trees and hedges to be retained
-  Proposed access and roundabout
-  Proposed access road 5.5m wide
-  Existing and proposed footpath network
-  Proposed developable areas
-  Possible scope for a small number of dwellings, subject to height and design quality and detailed assessment against heritage
-  Proposed open grass amenity areas
-  Proposed wildflower grass meadow
-  Proposed woodland and shrub planting
-  Proposed native hedgerow



REVISION NOTES

Rev	By	Description	Date
-	-	-	00.00.15

Client
Bryan Reed

Project
Swinshaw Hall, Loveclough

Description
Indicative Masterplan

Status
for planning



Scale @ A1	Drawn	Checked	Date
1:1000	ct	ct	8-4-2020
Job number	Drawing number	Revision	
3593	102	A	

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INDICATIVE LAYOUT DESIGN STATEMENT

SWINSHAW HALL, LOVE CLOUGH

PREPARED BY TPM LANDSCAPE LTD

FOR

BRYAN REED

April 2020



TPM LANDSCAPE LTD

4th Floor Studio
10 Little Lever Street
Manchester
M1 1 HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

Rev	Issue Status	Prepared / Date	Approved / Date
	subm	april20ct	april20

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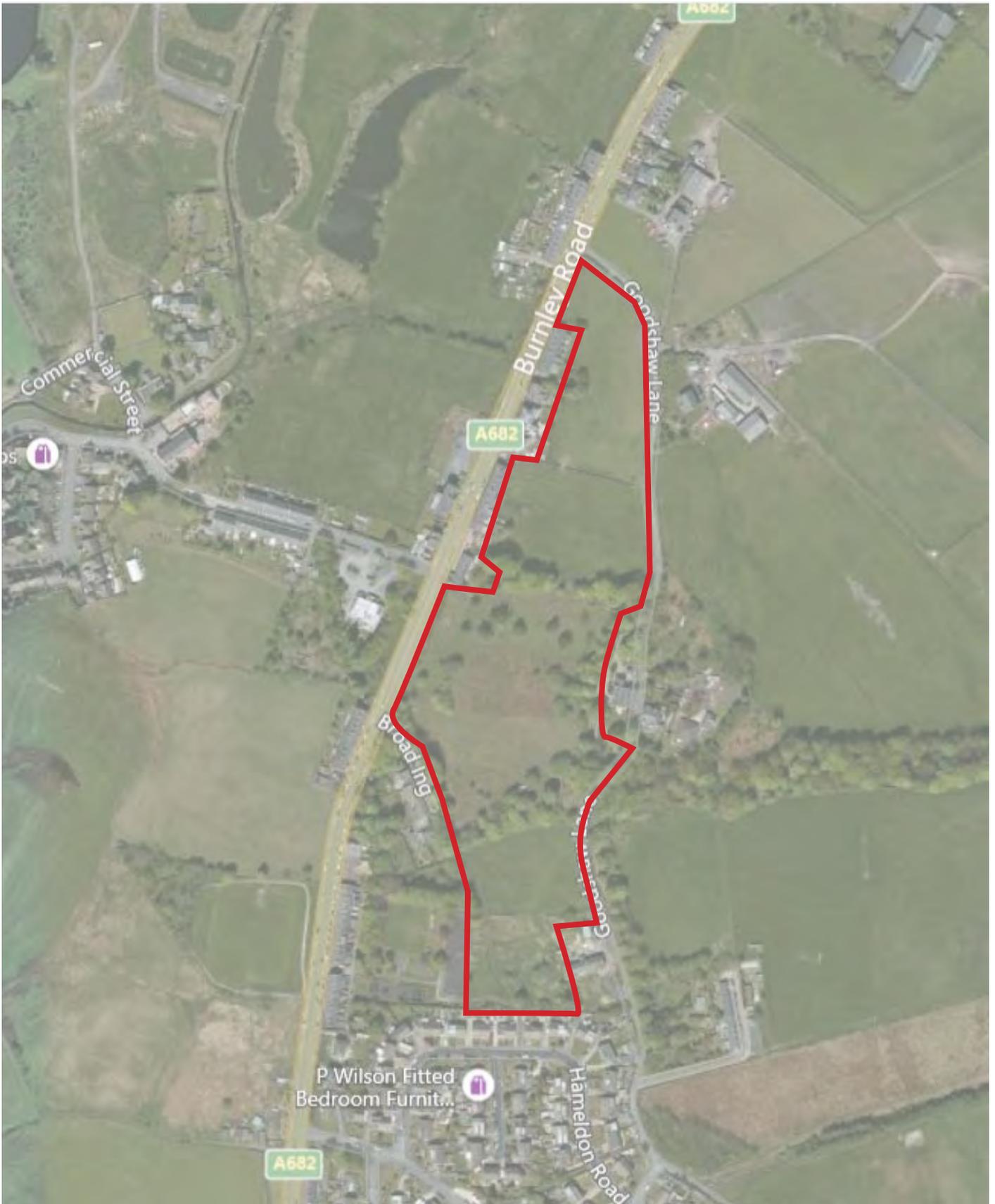


Figure 1: Site Location Plan

00 EXECUTIVE SUMMARY

This Indicative Masterplan Design Statement has been prepared by TPM Landscape on behalf of Bryan Reed s and is submitted in support of the allocation for residential development proposed for the site at Swinshaw Hall, Loveclough (site H5 in the current allocation plan)

The site is located directly adjacent to the existing settlement boundary of the village of Loveclough, Rossendale and offers a clear opportunity for quality family and affordable homes with immediate access to a range of existing services and facilities.

The site falls within land which is not designated and within landscape character areas that typically include both urban and industrial landscapes.

The purpose of this Development Statement is to demonstrate that the allocation for housing is sound and give a clear and evidenced indication as to how many dwelling the proposal site could realistically deliver without causing harm to the existing historic, cultural, ecological and landscape setting.

This document will demonstrate the significant amount of information that has been obtained from desk top research and site visits and how this information has influenced and been incorporated into the indicative layout.

This Design Statement should be read in conjunction with other documents which have been submitted as part of the local plan submission including a Landscape and Visual Assessment, Heritage report, Transport Assessment and other supporting technical reports.

The overall approach to this document is to present the required information and analysis in an integrated and legible format. It will demonstrate how the proposed development could respond to the site's context, existing constraints and maximise its potential opportunities.

01 INTRODUCTION

1.1 THE BRIEF

Rossendale Local Plan is currently under examination and the Inspector has asked for additional information to assist in assessing the sites put forward for housing allocation. The proposal site considered within this development is proposed as one of these allocation sites and appears in the SHLAA assessment under four separate parcels - 16207 (site north of Swinshaw Hall); 16206 - (site west of Swinshaw Hall); 16205 & 16203 (land parcels south of Swinshaw Hall).

The whole site is included in the proposed allocations for the Local Plan under allocation H5 Swinshaw Hall, Loveclough which indicates a provisional number of dwellings for this area of 47. This accepts some of the proposal site may not be developable and is informed by both the SHLLA assessment where the central section (16206) is found unsuitable for development, and a further document of landscape assessment (Lives and Landscapes 2015) which also finds that the landscape in front of the hall is too sensitive for development and that development should be proposed within the existing landscape structure of trees, woodland and field boundaries.

This document sits alongside other assessment work on the site and seeks to bring this together to inform an indicative layout that will show clearly how the site might be developed without harming the natural environment or historic and cultural setting.

1.2 SITE LOCATION AND CONTEXT

The site lies at the northern end of the village of Loveclough and Goodshaw Chapel, a pennine valley settlement which lies either side of the A682 Burnley Road. The settlement is loosely arranged along the main road with the majority of development on the eastern side. Smaller hamlet groupings of settlement to the west occur at Goodshaw Fold and in the north around Loveclough.

The proposal site lies between Burnley Road and Goodshaw Lane with Swinshaw Hall sitting centrally against its eastern edge on Goodshaw Lane. The Conservation area of Loveclough lies topographically lower than the site to the west and on the other side of Burnley Road.

The site is divided by degraded dry stone wall, hedgerow and woodland boundaries into three distinct areas:

- To the north open pasture land runs over sloping topography from Goodshaw Lane down to properties on Burnley Road.

The land appears managed for grazing and is bound by both dry stone wall and hedgerow boundaries;

- At the centre of the site lies a field immediately west of Swinshaw Hall which has the characteristics of land managed more as parkland with single mature trees and a larger amount of mature trees and woodland to boundaries. The land appears degraded and lightly managed but enjoys views of the hall; and
- Land to the south which lies adjacent to a recreational area/park and the settlement edge. This area is also bounded by degraded dry stone walls, trees and hedgerow but the land appears as rough grass and not as managed or grazed pasture.

The topography of the site slopes from its boundary on Goodshaw Lane at approximately 285m down to Burnley Road at around 270m.

1.3 LAND OWNERSHIP

Bryan Reed, Kenneth Ainsworth and David and Diana Isherwood

1.4 THE VISION

This document looks to demonstrate how the survey and assessment work that has been carried out has informed a detailed approach to developing an indicative layout for the site and how this demonstrates that selective development can be a positive and sustainable change for Loveclough bringing housing, landscape renewal and protecting valuable landscape and historic assets.

1.5 DESIGN OBJECTIVES

The development will deliver new, high quality market and affordable family homes to the benefit of the local community. Our vision for the site is therefore underpinned by the following goals:

- Delivering up to 69 new homes: The building of high quality homes that recognise the existing form and quality of the village and is sensitive to this and the surrounding countryside;
- Achieving a choice of housing: The proposals will offer a mix of housing in terms of type, tenure and size to meet identified local needs and help to re-balance the demographics of the area;
- Providing affordable homes: The proposals will help to address a recognised national problem and meet the needs

of those currently seeking to secure a new home;

- Investing in the community: The development of this site will represent a significant private sector investment and result in the creation of additional direct and indirect employment both during and after the development;
- Delivering multi-functional Greenspace: The proposed development will include both green space and urban spaces to reflect the village location and provide amenity space for residents. In particular it will protect land immediately to the west of Swinshaw Hall and enhance the parkland characteristics of this land in keeping with its association with the hall. Public access across this land will be enabled through the creation of new paths and these will connect to the existing path network seeing a net gain in public rights of way;
- Protect the existing Green infrastructure of the site looking to retain trees, woodland and hedgerows and to add to this leading to an overall net gain in the amount of trees over the proposal site. In addition land to the west of Swinshaw Hall will come under management to promote this as a wildflower meadow potentially managed through controlled grazing, thus maintaining and enhancing the existing character of this land.
- Creating a safe and desirable place to live: The proposals have been sensitively designed to ensure the creation of a safe and attractive environment which discourages crime and builds upon the strength of the local community.

02 PLANNING CONTEXT

2.1 PLANNING POLICY

NATIONAL PLANNING POLICY

The NPPF provides the over-arching planning framework that underpins decision making and the plan making process in the UK. The NPPF supports the Government's housing growth agenda which seeks that Local Authorities boost their supply of housing, plan positively for objectively assessed needs and adopt a presumption in favour of proposals for sustainable development. Development of the site to facilitate new housing development would be consistent with the core objectives of the NPPF because:

- It would meet the three pillars of sustainable development by delivering economic, social and environmental benefits;
- It would be entirely consistent with the presumption in favour of sustainable development - the thread for both plan making and decision taking;
- It would offer a sustainable location on the edge of Loveclough, which is accessible by a range of sustainable modes of transport and has access to a range of services and facilities;
- It would boost the supply of housing and provide a deliverable housing site that is available, achievable and viable;

2.3 LOCAL PLANNING POLICY

CURRENT DEVELOPMENT PLAN CORE STRATEGY

Policy 3: Distribution of Additional Housing The scale and distribution of the housing requirement of 3700 within Rossendale:

3. Following these settlements/areas, housing development in the areas of Helmshore, Edenfield, Goodshaw, Loveclough, Waterfoot, Stacksteads, Britannia, Facit and Shawforth will be permitted having regard to their relative size and function, the need for urban regeneration, housing market renewal, the capacity of infrastructure, opportunities for new housing, the capacity for growth and past house building trends. The combined total of housing development in these areas equates to approximately 20% of the overall requirement.

Policy 17: Rossendale's Green Infrastructure

The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network in the following ways:

- Manage and appropriately enhance Green Belt; open spaces; river corridors; urban green corridors and woodlands and continue to protect Greenlands.
- Resist the fragmentation of the network by new development;
- Expect new developments to contribute to the provision of recreational green space and access to green infrastructure;
- support the improvement and access to the Public Rights of Way network (in particular the Rossendale Way)

Policy 18: Biodiversity, Geodiversity and Landscape Conservation

The Council will seek to avoid any harmful impacts of development on all aspects of Rossendale's natural environment - including its bio diversity, geo diversity and landscape assets, priority habitats and species and statutory and locally designated sites.

ROSSENDALE LOCAL PLAN (SUBMISSION VERSION)

Policy HS2 Housing Site Allocation

The policy sets out allocation sites for housing across the borough. The proposal site is located within area H5 with a provisional number of units for the site of 47.

Policy HS5 Swinshaw Hall

Within the area defined on the Policies Map at Swinshaw Hall (Housing Allocation H5) new residential development will be permitted subject to a series of design requirements being met. (this equates to the proposal site land)

Policy HS7: Housing Density

The density of the development should be in keeping with local areas and have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

High densities shall be provided within sustainable locations, particularly on sites within defined town centres and locations within 300m of bus stops on key transport corridors

Policy ENV3: Landscape Character and Quality

The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stonebuilt settlements contained in narrow valleys,

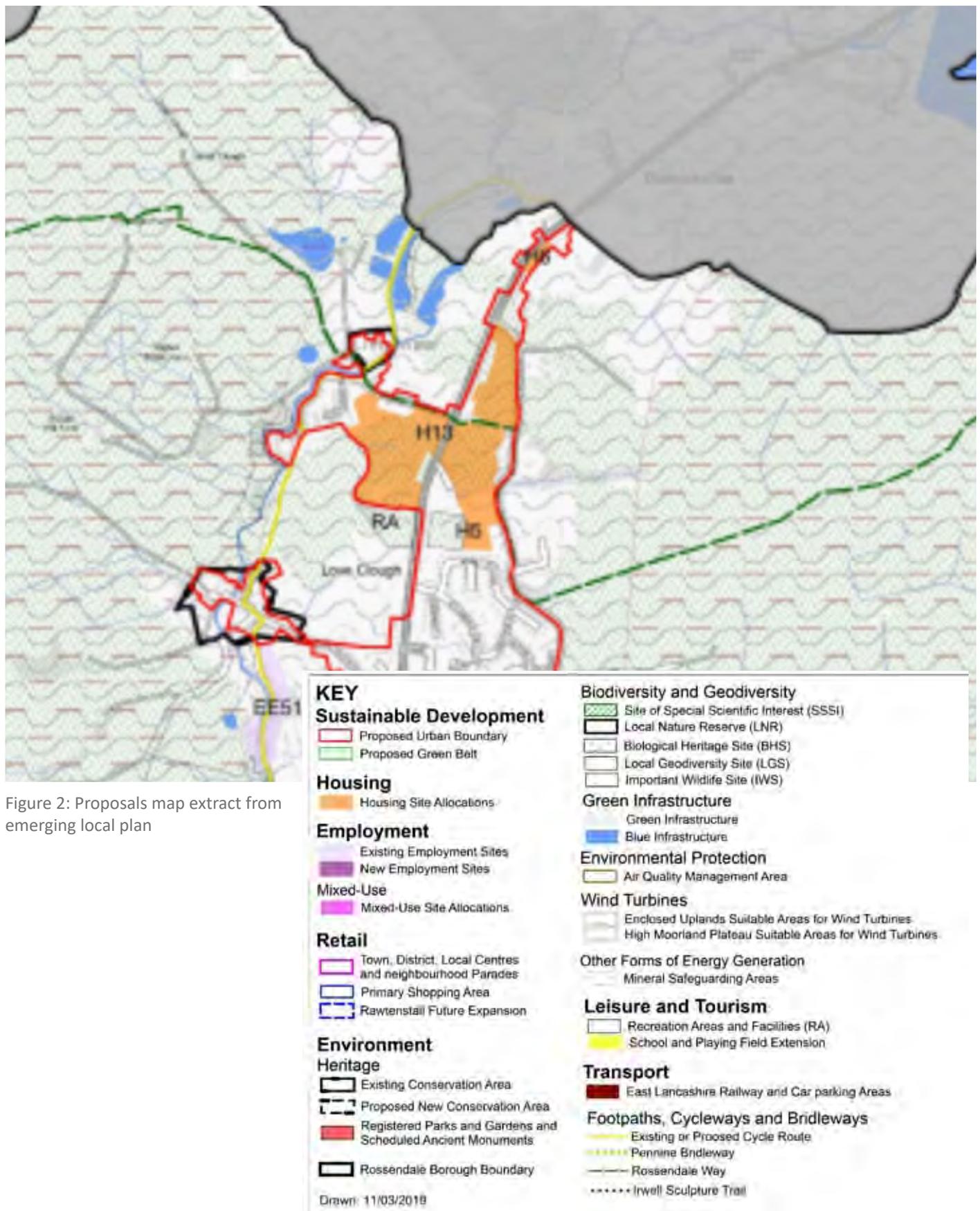


Figure 2: Proposals map extract from emerging local plan

will be protected and enhanced.

The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.

Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.

In order to protect and enhance the character and quality of the landscape, development proposals should:

- Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;
- Not have an unacceptable impact on skylines and roofscapes;
- Be built to a density which respects the character of the surrounding area with only low density development likely to be acceptable in areas abutting the Enclosed Upland or Moorland Fringe Landscape Character Areas;
- Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;
- Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;
- Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and
- Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale.

Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.

03 ANALYSIS AND EVALUATION

3.1 HISTORICAL AND HERITAGE CONTEXT

The proposed allocation site (H5) is located within the setting of several heritage assets. The historic environment is therefore a material consideration in respect to the proposed Local Plan allocation and a proportionate Heritage Statement would be required for any future planning applications.

There are four listed buildings located to the west and south-west of the proposed allocation site. However, they are distanced from the site, and separated by Burnley Road and

the topography of the valley. The proposed site allocation is considered to represent a neutral impact on their significance.

The Loveclough Fold Conservation Area is located immediately to the west of the central part of the appraisal site. It extends to the east of Burnley Road to incorporate the former National School and Sunday School building that adjoins the site.

The proposed allocation site is largely screened from the conservation area by the terrace that encloses the eastern side of Burnley Road and the slope of the valley side and planning



Figure 3: 1848 The first edition Ordnance Survey map (surveyed 1848) confirms that Swinshaw Hall had been constructed on the western side of Goodshaw Lane, with a sweeping drive into an enclosed garden that extended around the western side of the property.



Figure 4: 1912 The Ordnance Survey map of 1912 confirms that this pattern of development had continued to evolve and the Love Clough Print Works is identified to the western end of Commercial Street. The most significant change by that time was the construction of a railway line and coal staith on the western side of Burnley Road.



Figure 5: 1894 By 1894 further terraces had been constructed on both sides of Burnley Road and also enclosed the western part of Commercial Street and the National Sunday School had been constructed on the eastern side of Burnley Road



Figure 6: 1965 This pattern endured on the 1965 Ordnance Survey map, although it confirms that the boundary enclosures to the strips of woodland, which enclosed the field immediately to the west of Swinshaw Hall, had been partly removed.

approval has previously been granted for a small residential development within the grounds of the Working Men's Club which immediately adjoins the eastern boundary of the conservation area. The key views from the conservation area are those to the north and west. In this context the proposed housing allocation would cause some minor change within the setting of the conservation area but would not affect its significance or the ability to appreciate that significance.

Three non-designated heritage assets have been identified: The former National and Sunday School building and the former Glory public house form part of the mid to late C19th phase of development that grew alongside Burnley Road. Swinshaw Hall lies to the east of the proposal site.

The development of the northern part of the proposed allocation site would cause some change within the setting of Swinshaw Hall but that change is considered to represent a neutral impact on the significance of the Hall.

The central part of the proposed allocation site, between the two public footpaths that link Goodshaw Lane and Burnley Road, makes a more prominent contribution to the setting of the Hall, which was orientated to look across this space and benefit from the long distance views across the valley

The growth of ribbon development along Burnley Road was contemporary with the construction of the existing hall building and continued, in part, until at least the 1960s. The principle of allocating a small linear development along the Burnley Road frontage appears consistent with the historic development of Loveclough.

The configuration of the southern boundary of the central area, and associated tree planting, may provide a further opportunity for a small amount of well-designed housing without harming the contribution of setting to the significance of the Hall. The southern edge of the space provides a small concave area that sits to the south of the westerly alignment of the Hall. It is unlikely to interfere in views from the Hall across the valley. The remainder of the central area should then be retained as an open space to retain a sense of separation between the Hall and Burnley Road.

Loveclough Conservation Area

The Loveclough Fold Conservation Area incorporates the organic cluster of buildings centred around Love Clough Farm, but also extends eastwards along Commercial Street to include the terraces of houses that enclose the western part of the street, and the former Sunday School on the eastern side of Burnley Road.

The proposed allocation site is located on the eastern side of

Burnley Road and is not identified in any of the key views from the conservation area. The site is largely screened from within the conservation area by the profile of the valley side and the buildings located along Burnley Road. The short west-east view along Commercial Street, from within the conservation area, is terminated by the former Sunday School building and the trees that stand above it to the east.

the appraisal site forms part of the wider setting of the conservation area to the east of Burnley Road, but makes a limited contribution to the experience of the conservation area and is considered to make a neutral contribution to its significance.

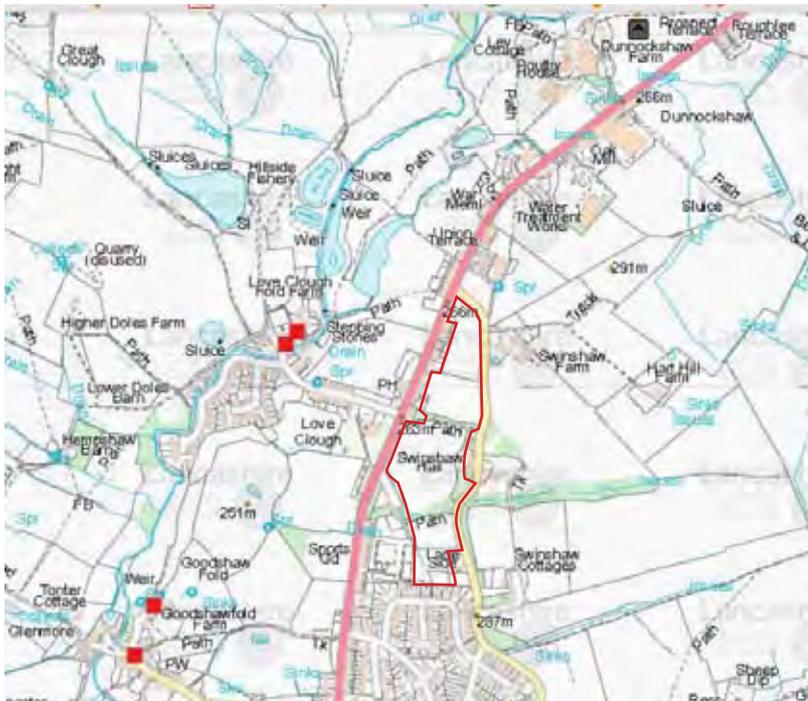


Figure 7: Listed Buildings

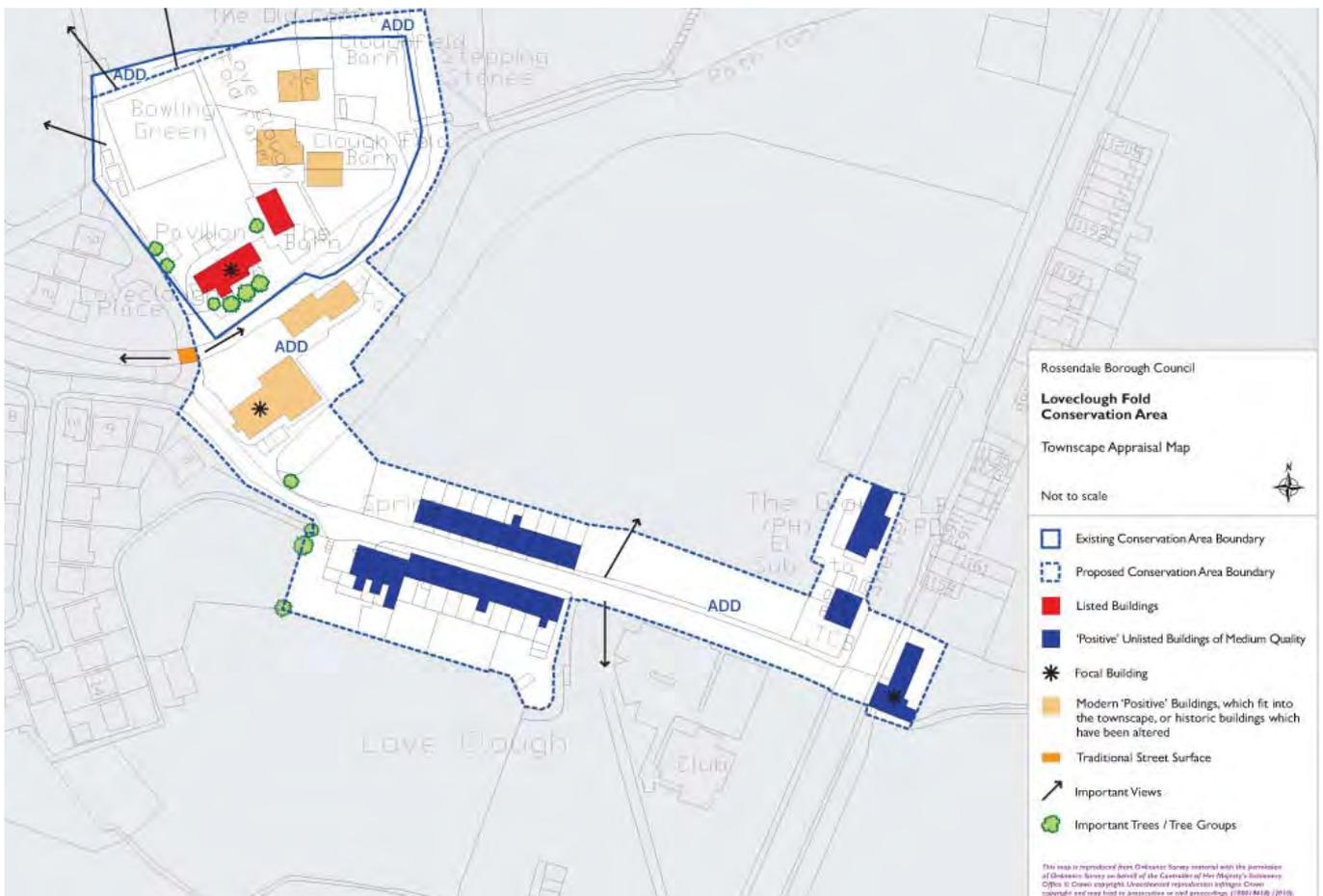


Figure 8: Loveclough Conservation Area

3.2 TOPOGRAPHY

The landscape of the proposals site begins around 1 metre above Burnley Road on its eastern boundary and rises gradually towards Swinshaw Hall and Goodshaw Lane along its length. This gradient runs from approximately 265 up to 280m AOD at Goodshaw Lane. The land flattens off somewhat towards the south of the proposal site with a steeper drop towards recreational space in Loveclough park west of this.

The village sits within a steep sided valley and is surrounded on all sides by the rolling hills of the Rossendale Pennines. To the east the ridge line rises to 359m above the village and Clowbridge reservoir to the north. To the west the land rises steeply to the upper moor areas at around 350m and above.

SUMMARY

The site has a sloping topography that will require some engineering to enable development, particularly over its northern sections. This can be reduced and managed by arranging proposed dwelling and roads along the run of the existing contours..

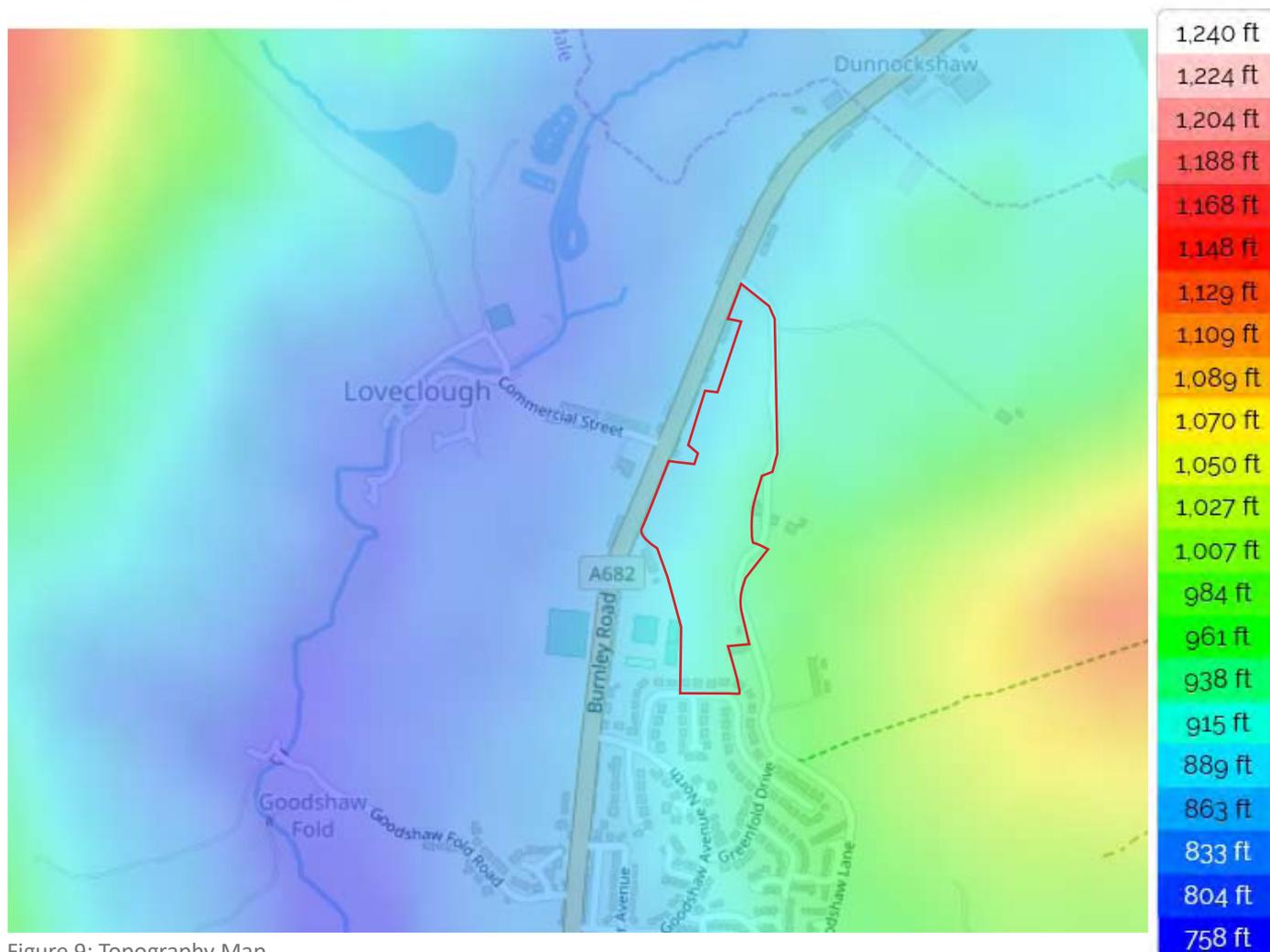


Figure 9: Topography Map

3.3 LANDSCAPE AND VISUAL ASSESSMENT

A Landscape and Visual Assessment has been produced to accompany the application and this has fed back into the development of the design leading to mitigation and changes to the indicative layout to reduce the landscape and visual impacts identified. The following is a brief summary of this report giving an overview of both the landscape character baseline for the

proposal site and also the visual baseline and the potential visual influence that the proposed development might exert over the wider countryside.

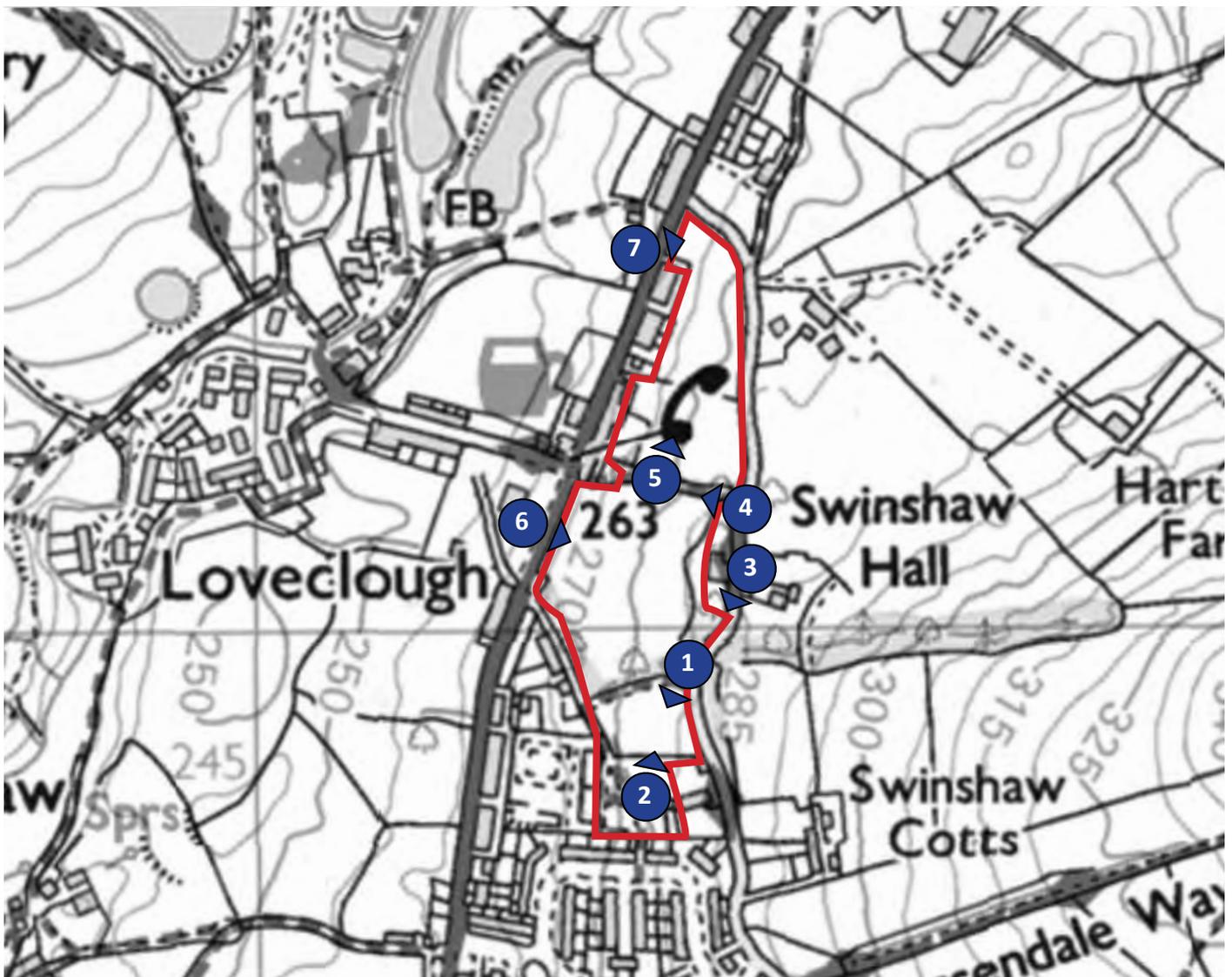


Figure 10: View Location Plan

-  Select Viewpoint locations
-  Site Boundary



5



6



7



NATIONAL LANDSCAPE CHARACTER

The village of Loveclough, and the site, is described within the National Character descriptions within Area 36 - Southern Pennines. The character of the study area is typical of elements of the wider NCA description including:

- A dramatic landform of hills and narrow valleys leading to a distinctive upland pastoral landscape, with gritstone settlements and a backdrop of woodlands on steep slopes. This landscape combines with a strong cultural background based on the textiles industry to create a strong sense of place
- There is a remarkably dense network of public rights of way, combined with extensive open access areas, national trails and packhorse routes that cross the hills.

- Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands; and
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads

The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 36 description including:

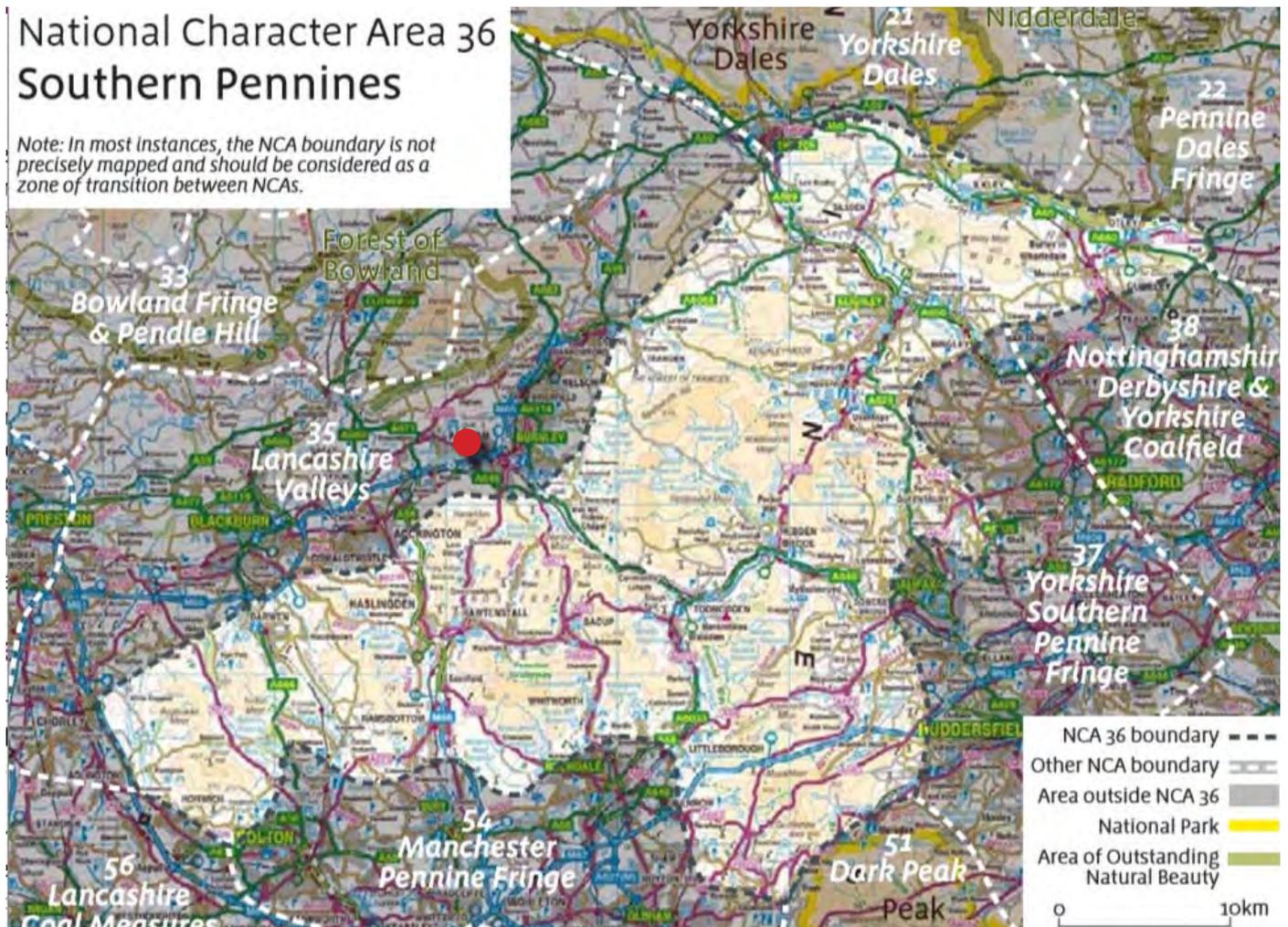


Figure 11: Extract from National Landscape Character Area Assessment

 The Site

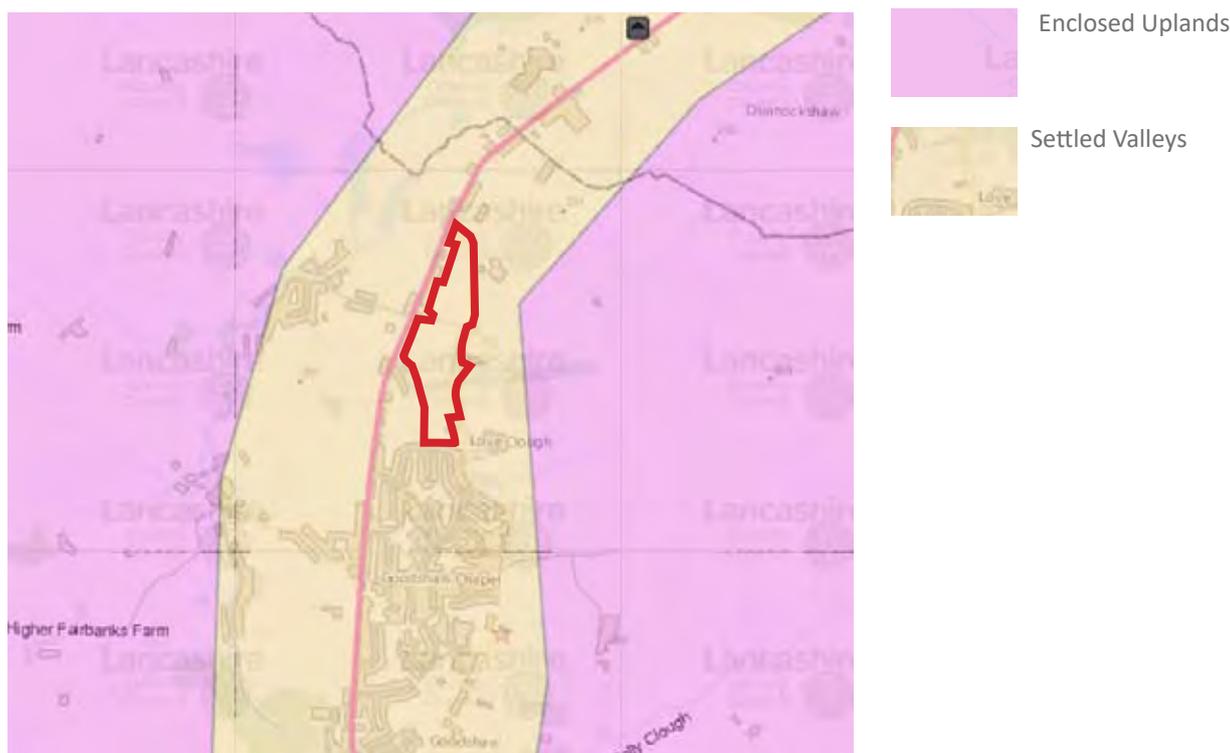


Figure 12: Local Landscape Character Areas

LOCAL LANDSCAPE CHARACTER

Enclosed Uplands (LCA)

The uniqueness of the upland landscapes surrounding the site is well described by the enclosed uplands description. Of particular note are the following characteristics:

- The impression is of a somewhat derelict landscape with rush infested pastures and tumbled stone walls. Views of the prominent high tension power lines which cross the plateau top, reinforce the sense of bleakness. The landscape type is only found in the Rossendale Hill;
- Overall the impression is of an undulating, undramatic landform. The upland is cleaved by valleys which divide the plateau into three discrete areas. Other small scale topographic variations include the undulating hummocky landforms arising from former coal workings and stone quarries. The open, elevated topography creates a feeling of space, although any sense of remoteness is diminished by the proximity of urban areas such as Accrington, Burnley, Rawtenstall and Bacup.
- The climate, altitude and grazing pressures means that trees are largely absent from the high plateau, although small areas of woodland are associated with the reservoirs and willow scrub has begun to colonise abandoned agricultural land on the more sheltered fringes.

Settled Valleys (LCA)

The site lies within this landscape character area and is well described with the following of particular note:

- The narrow, high sided valleys of the River Irwell and its tributary streams, dissect the high moorland plateau of the Rossendale Hills and provide one of the most distinctive landscape types in Lancashire. Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points, have now merged to form a dense ribbon of urban and industrial development;
- Gritstone terraces form characteristic features of the hillsides and valley floor and roads are concentrated in the narrow valley floor;
- Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys;
- The urban landscapes generated by the process of industrialisation are one of the special and significant features of these valleys. Urban areas, which were confined by topography, tended to grow along the bottoms of the valleys and have tight-knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing, running along the lower valley sides.

LANDSCAPE APPRAISAL - MASTERPLAN PROMPTS

- Retain the existing woodland that surround the proposal site. Look to arrange layouts around the retention of these features;
- Design the layout to include for pedestrian access and links from the Peak Forest Canal and Buxworth settlement across and through the site and to the existing routes;
- Create green infrastructure to surround developable areas within the site alongside POS and access routes for pedestrians and cyclists.
- Seek to develop a hierarchy of spaces and character for the proposed residential development areas through use of local materials, architectural styling, variation in density, use of feature buildings.

VISUAL AMENITY & KEY VIEWS

Views from locations around the proposal site have been assessed within the LVIA report.

Close range views are possible from public footpath and National Trail (Rossendale Way) routes that travel at the boundaries of the site to the south and north, and which cross the site both centrally and to the south.

Residential views have been considered from properties to the west along Burnley Road; from Swinshaw Hall; and from properties to the southern boundary.

Views are also considered from the Conservation Area and more distant views from the upland hill sides to the west of the site.

Views from mid distance within the village and from the east have been largely scoped out of study as a combination of existing urban form and vegetation removes the possibility of views into the proposal site.

POTENTIAL VISUAL EFFECT

As would be expected with any development on a green field site at the edge of existing settlement, those locations immediately adjacent to the proposed development areas or those within the development area will experience large visual change.

Once away from the borders of the proposal site however potential views are quickly reduced to glimpses through gaps on Burnley Road and up from Loveclough Park. From other

locations even within metres of the proposed site boundary, views are not possible through a combination screening by built form, topography and vegetation.

Longer distant views are possible from the many footpath routes that rise up the hill sides to the west. These however will see proposed development sit alongside the existing linear form of the village following Burnley Road and be screened by existing properties that line this route and the woodland and trees within and around the site above this. At distances of 1km and over, change to open and panoramic views will be small and seen in the context of development within an existing urban centre.

VISUAL APPRAISAL - MASTERPLAN PROMPTS

- Maintain hedgerow and tree boundaries and enhance and increase where practical to do so;
- Create new footpath routes to enhance the visual amenity opportunities for walker within the local area;
- Include additional tree, hedgerow and woodland planting to boundaries to further screen and soften the areas of proposed development.

3.4 ECOLOGY

ECOLOGY

The proposal site has not been subject to a detailed ecological survey but general information about habitats within the area and across the site are available through GIS mapping. The mapping indicates broadleaved woodland areas around Swinshaw Hall and its boundaries but does not highlight any other priority habitats within the site or its surroundings.

ECOLOGICAL MITIGATION - MASTERPLAN PROMPTS

- Retain as much as possible of the existing trees and woodland within the site and around its boundaries;
- Retain and enhance species rich grassland areas and develop existing rough grassland to be species rich meadow;
- Include new tree planting to ensure succession of existing mature trees and add additional tree cover where required.

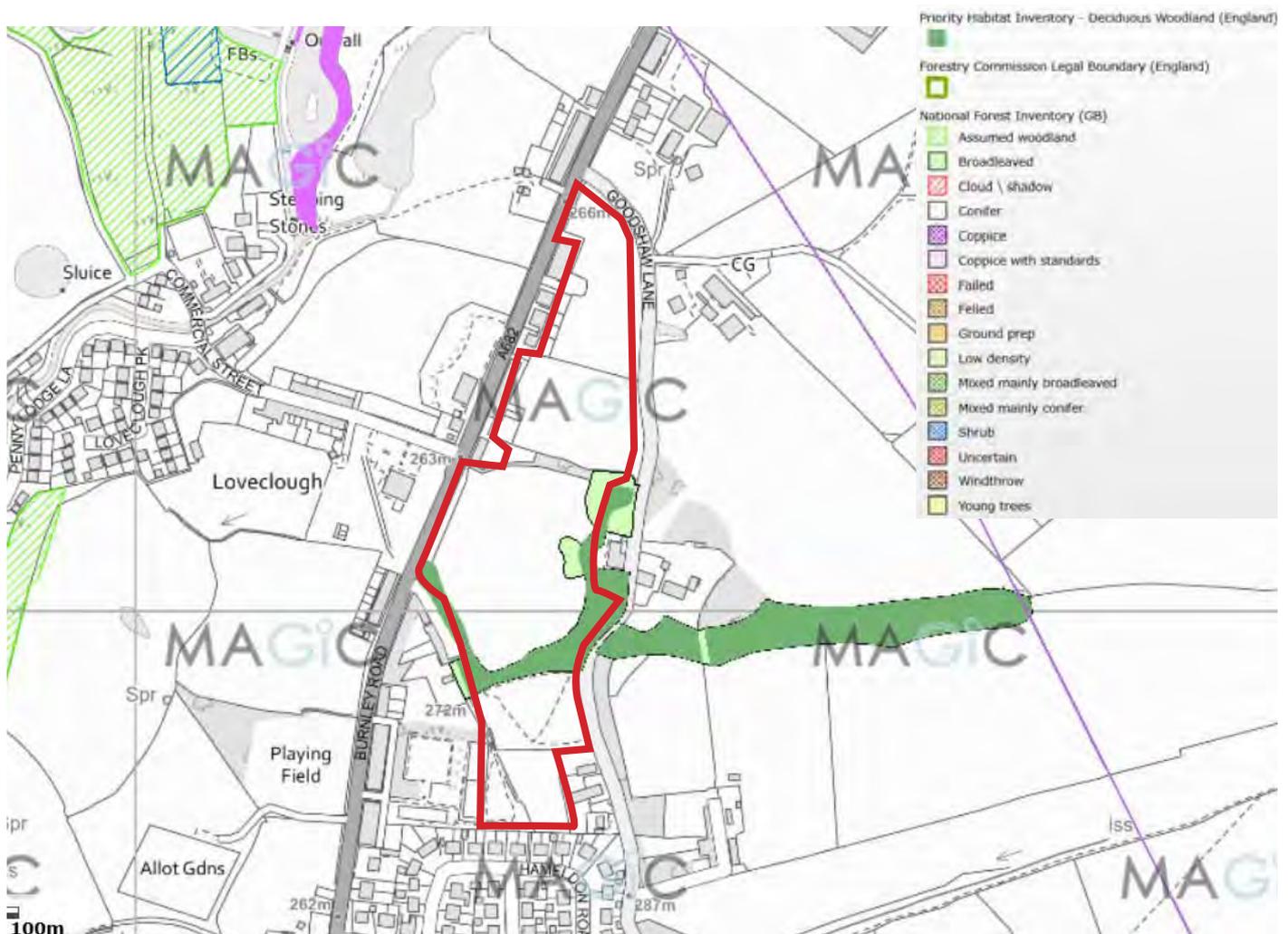


Figure 13: Priority habitat types - magic map

3.5 TREES AND VEGETATION

The proposal site has a significant amount of vegetation centred around Swinshaw Hall and the land to its immediate west. This is in the form of deciduous woodland and individual mature trees which in some cases stand alone in open grazing pasture giving a parkland appearance to the land.

The trees broadly follow the boundaries of the central field and appear historically to have enclosed land associated with the hall.

A managed hedgerow runs alongside Goodshaw Lane at the northern end of the proposal site providing a good visual screen. To the south boundaries are more degraded and vegetation more scrub like.

TREES AND VEGETATION MITIGATION - MASTERPLAN PROMPTS

- Both the ecological and historic assessment work suggest that retaining and maintaining the woodland and trees around and to the west of the hall would be desirable.

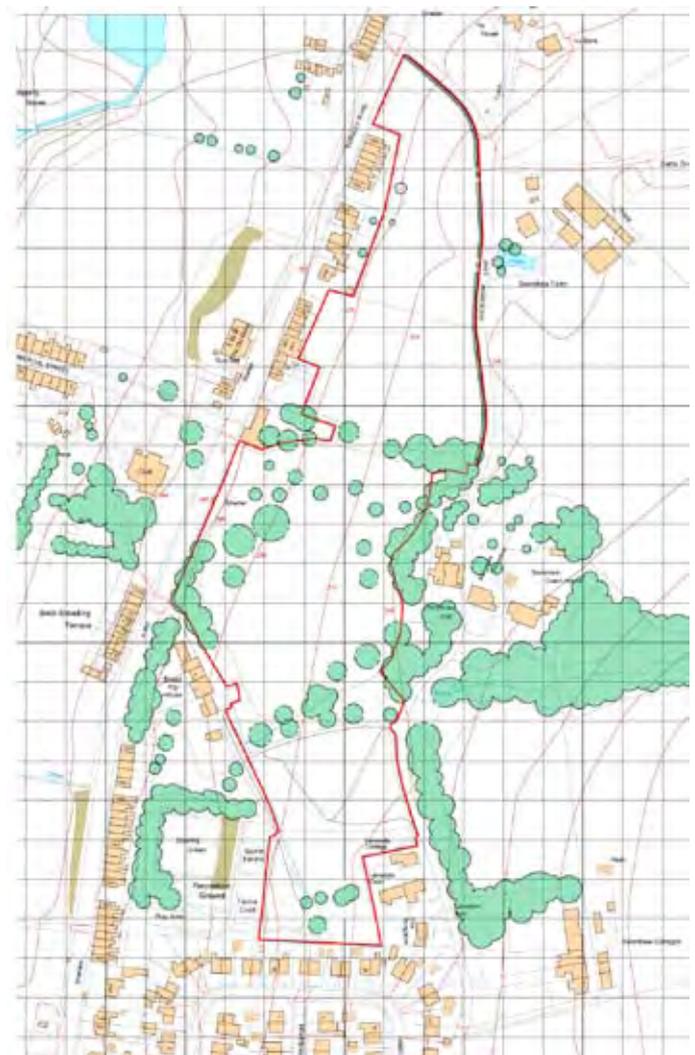


Figure 14: Vegetation Map
— Site Boundary
■ Vegetation

3.6 FLOOD RISK AND DRAINAGE

The site is entirely within Flood Zone 1. Other flood zones occur at much lower elevations and are the site is not considered to have flooding constraints.

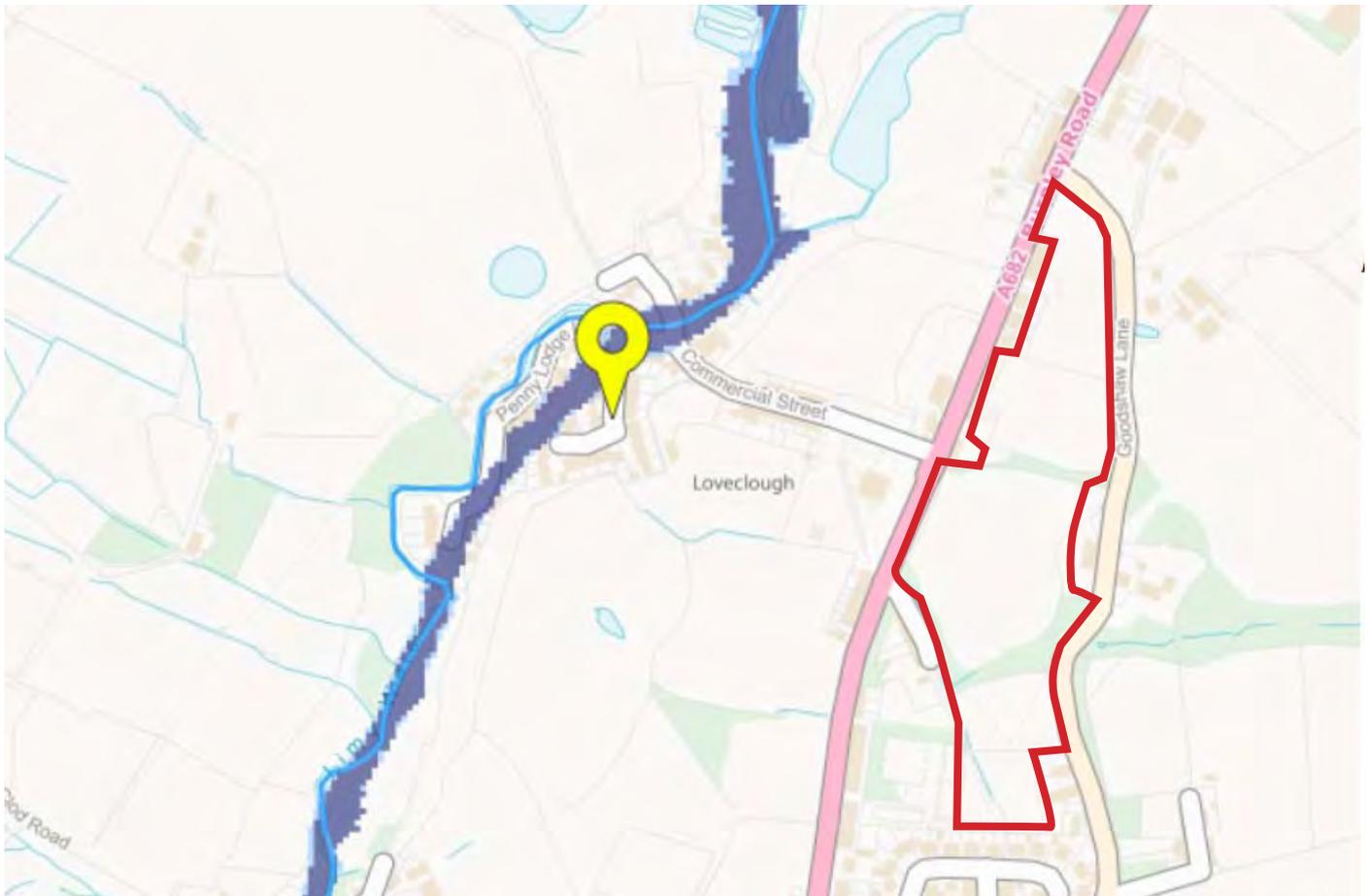


Figure 15: Extract from Environment Agency Flood Zone Maps



3.7 EXISTING URBAN CONTEXT AND BUILT FORM

LOVECLOUGH VILLAGE VERNACULAR DESIGN

The existing village of Loveclough is arranged along Burnley Road in a linear fashion that has expanded over time up the slopes of the valley, principally to the east.

To the western side of Burnley Road a spur of development is clustered around the older industrial sites and include the Conservation Area.

Swinshaw Hall sits somewhat apart from these urban groupings sitting above the road towards the northern edge of the village.

The older dwellings are typically terraced and built in local stone with slate roofs. The density is high and this and the surrounding disturbed landscape lend the area and village a distinct pennine industrial appearance,

More modern development has occurred at various points with development to the south of the proposal site being less in keeping with the general vernacular of the village and using render and tiles as well as other more modern styles of architecture.

More recent development has seen dwellings built from more vernacular materials with an attempt to connect to the older sections of the village.

BUILT FORM - MASTERPLAN PROMPTS

- Typically villages in the area develop along linear lines following topography and transport routes;
- More modern development has seen expansion outside of these patterns;
- More modern development is often less dense than more linear forms of the older village;
- The proposals should seek to create character spaces that look to fit into the existing village form and create an extension to its linear nature rather than a stand alone settlement.
- Proposals should also seek to use vernacular building materials and to be sympathetic in appearance and style to the buildings of notes at the sites edges (Swinshaw Hall and the Old School)



3.8 ACCESS & MOVEMENT

LOCATION AND ACCESSIBILITY

The site has very good accessibility to local bus services, being situated within 50m walking distance of two bus stops on the A682 Burnley Road. Buses serving Burnley Road are relatively frequent, and provide access to local areas including Barnoldswick, Burnley, Clow Bridge, Colne, Crawshawbooth, Manchester, Prestwich, Skipton and Waterfoot

A new junction can be created in the vicinity of the existing bus stop on the east side of Burnley Road. Locating a new highway access here would seem to work well for a variety of reasons:

- Existing Landform: At this location, the site has a gently sloping gradient running eastwards from Burnley Road. Creating an access in this location is likely to require the least amount of soil removal or reforming of land within the site.
- Driver Visibility: A new junction is capable of incorporating acceptable minimum levels of driver visibility in both directions onto Burnley Road. Burnley Road is subject to a 40mph speed restriction, so (dependant on observed traffic speeds) minimum visibility splays of 2.4m x 70m would need to be provided. The indicative layout demonstrates that visibility splays of 2.4m x 90m (in both directions to nearest kerblines) can be achieved at a new site access junction with Burnley Road.



Figure 16: Public Rights of Way



- Existing Pedestrian Crossing Point: The narrowing down of Burnley Road at the existing pedestrian refuge point appears to restrain south bound traffic speeds approaching the new site access location. This is beneficial in highway safety terms.
- Junction Spacing: A new site access junction in this location would be roughly equidistant between the existing Commercial Street and Broad House site access points onto Burnley Road, thereby minimising any interaction with those existing junctions.
- Potential to Create Roundabout Junction: A new site access in this general location may also be capable of taking the form of a four-arm roundabout, allowing the access to also serve land to the west of Burnley Road (if required).

Any site development must incorporate existing Public Rights of Way 14-4/29, 14-4/31, 14-4/32 and 14-4/34, and could also improve pedestrian linkages to Burnley Road, Goodshaw Lane and adjacent footpath 14-4/12.

The presence of an extensive network of walking and cycling routes throughout and adjacent to the proposed housing site has the potential to significantly encourage walking and cycling trips.

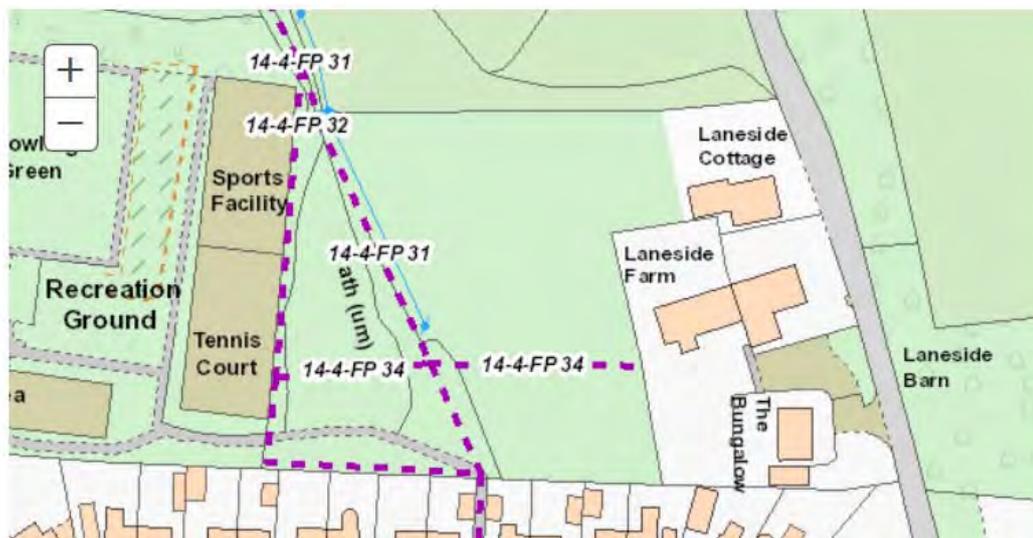


Figure 16: Public Rights of Way

ACCESS - MASTERPLAN PROMPTS

The transport and highway assessment concluded that:

- Goodshaw Lane is substandard in terms of vehicle access, and no vehicular traffic over that route should be promoted.
- The site accommodates 4no. public rights of way within the site, which must be incorporated within any detailed site design. Improved pedestrian links to Burnley Road and Goodshaw Lane will create a movement framework which maximises connectivity by cycle and foot.
- The site has very good accessibility to local bus services, situated within 50m walking distance of two bus stops on the A682 Burnley Road. Development of the proposed housing site close to existing bus services will make bus travel a realistic prospect for residents and visitors.
- A new priority junction with Burnley Road is capable of being safely created with 2.4m x 90m visibility splays in both directions, subject to detailed design and the developer entering into a S.278 agreement with the Local Highway Authority.
- As part of the new access creation the existing bus stop on the eastern side of Burnley Road will need to be relocated. The bus stop appears capable of being safely relocated to the south of a new site access on Burnley Road, subject to agreement with the Local Highway Authority.
- The development of up to 69 residential dwellings on the site would generate approximately 295 vehicle trips per day, or in the AM and PM peak hours, approximately 1 vehicle arrival or departure every 2 minutes. This level of traffic can be accommodated on the local highway network without creating any significant traffic capacity or highway safety problems



05 DESIGN PRINCIPLES

5.1 CONSIDERATIONS & OPPORTUNITIES

- The site is physically bounded by Burnley Road and Goodshaw Lane;
- Strong vegetated boundaries exist around Swinshaw Hall and the land to the immediate west of the hall. These include blocks of woodland and individual parkland style trees of some maturity. A mature, managed hedge line bounds Goodshaw Lane to the north;
- The topography of the site slopes from Burnley Road up towards Goodshaw Lane, flattening off a little towards the south. Development proposals would ideally follow the natural contour of the land;
- Existing footpaths cross the site and connect to a much wider path network. The opportunity exists to retain the existing routes and add to these allowing new connections over the land west of Swinshaw Hall;
- Access is proposed off Burnley Road at a point where good visibility is possible and road routes internally can follow existing contour gradients to service the northern and southern parcels of land;
- Consideration will be given to views to and from the site. Visibility of the site is very localised with most views possible only from the boundaries or within the site;
- Consideration will be given to ecological assets identified on site with trees and hedgerows retained where possible and ecologically rich grassland and meadow promoted in areas of POS;
- The historic character of the village and its buildings will be protected through a careful consideration of the setting of the non designated heritage assets (principally the hall) removing potential development from these areas.

Figure 17: Opportunities and Constraints



5.2 DEVELOPMENT FRAMEWORK

The opportunities and considerations plan has been used to develop a schematic layout with road access, footpaths and development blocks.

Access is from Burnley road with a small roundabout within the site dividing the routes. This primary route forms the main entrance into and out of the site, providing easy vehicular access to all areas. This road will be 5.5m wide with pavements to each side. Secondary roads link the primary route to the proposed new areas of residential housing travelling along contours to a development parcel to the north and another development parcel to the south.

Developable areas avoid retained trees and woodland and importantly protect the area identified as a setting to the non designated heritage asset of Swinshaw Hall.

Proposed new footpath links cross this central land connecting existing retained footpath routes across the site north to south. These links will also connect to the existing Rossendale Way trail and the PROW network in the surrounding landscape.

Development is proposed in the less sensitive areas of the site and where they will not impact upon trees, woodland and hedgerow. Two primary development areas are proposed to the north and south of a central area west of Swinshaw Hall which is retained as public amenity space. Smaller parcels of development are proposed along Burnley Road where historically buildings have been located.

A provisional area of development is located within the area west of the hall towards its southern boundary. This would be an area of development which would be designed to sit within this parkland style landscape and through high quality design would be sensitive to its setting.

New tree planting is proposed throughout and particularly within the land west of the hall to enhance and bolster the existing parkland trees and woodland that give this area its character. The rough pasture within the area west of the hall proposed as public open space will be promoted as a species rich grassland and wildflower meadow.

Landscape buffers are proposed along boundaries against Goodshaw Lane and to the south and north of the development parcels to allow for the retention of existing vegetation, hedgerows and trees. New planting in these locations will allow for screening and softening of the proposed development.

The development parcels have been measured without including the primary access road and are set to deliver between 59 and 69 dwellings at a density of 35 houses / hectare. This range imagines development within the primary areas highlighted in grey rising to the upper figure of 69 with the inclusion of sensitive development within the land to the west of the hall.

Figure 18: Indicative Layout





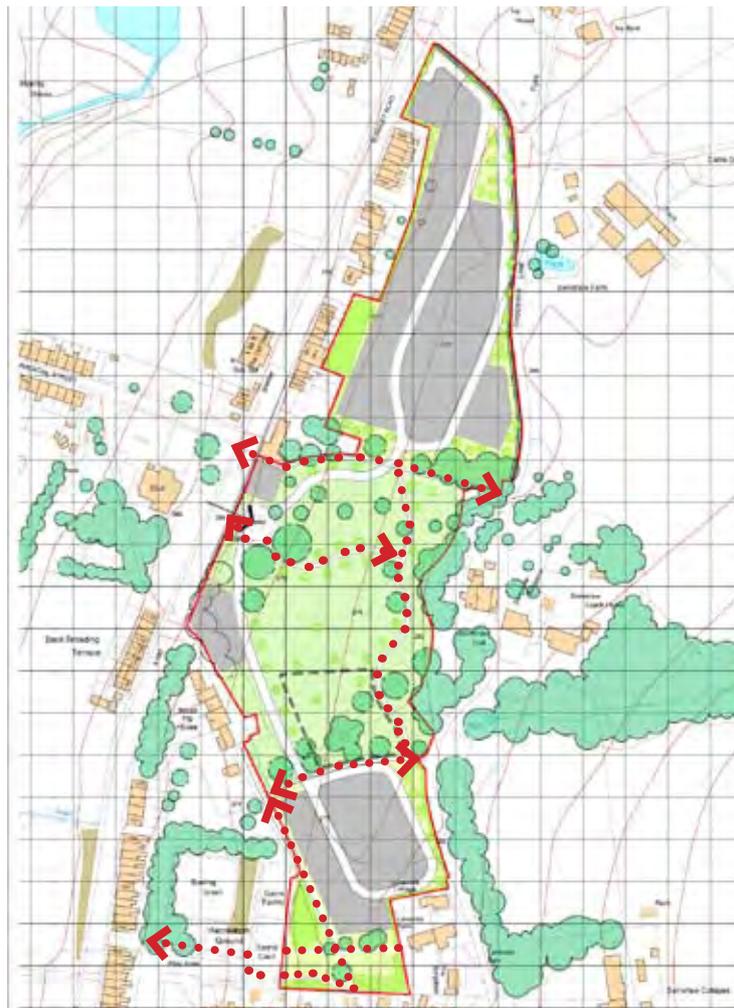


Figure 19: Accessibility through the site

SUSTAINABILITY

The proposals seek to retain the majority of the existing trees, woodland and hedgerows within and surrounding the site protecting the current screening they offer the development parcels.

Existing footpath routes are also retained in full and set within landscape corridors or areas of open landscape to protect their visual amenity and prevent these becoming routes dominated by the proposals. New routes will connect these existing paths north and south and allow access into the public open space areas of the site from Burnley Road.

The key following landscape features are proposed:

- Creation of public open space in the central section of the site;
- Enhancement of existing ecology and landscape within the site through new tree and the management of grassland areas so as to promote wildflowers and species rich grassland;
- A series of new public path networks enabling access through the site, and connecting these to the Rossendale Way and the village; and
- Creation of informal green spaces through the development;

06 SUMMARY AND CONCLUSIONS

THE SITE

The site at Swinshaw Hall, Loveclough presents an excellent opportunity to meet the future housing needs of the Rossendale Local Plan Area. This statement demonstrates the case for housing development that supports the current allocation of the site in the plan under examination. The development of the site could deliver up to 69 new homes of the type, quantity and quality of open market and affordable housing that will contribute to meeting the future growth of the area whilst minimising any adverse impact on the existing village and its historic and landscape assets.

SUMMARY

In summary, this Development Statement demonstrates that the site:

- Is located in a highly sustainable position on the edge of Loveclough in close proximity to a range of amenities, services and facilities;
- Is available, suitable and achievable in accordance with the NPPF;

- Can be developed whilst protecting historic, landscape and ecological assets;
- Has no identified technical or environmental constraints that will prevent its delivery within the Plan Period; and
- Can deliver a well-planned, high quality housing development, including both market and affordable homes, that sensitively integrates with its surrounding landscape and its urban context.

The development of the site provides a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate housing land as part of the new Rossendale Local Plan. It can achieve long term sustainable development through the delivery of up to 69 dwellings on a site that represents a natural and logical extension to the settlement of Loveclough.



LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes, e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AQNB; National Parks	A landscape of moderately valued characteristics, including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a recognisable historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level, Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no recognised individual features or elements.
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further <u>urbanise</u> or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii **Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE**

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that it lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

iv Table 4 LANDSCAPE SENSITIVITY

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONR. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight - Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

vii Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS

Landscape Effect	Nature of the Effect
<p>Substantial Moderate - Substantial</p>	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Moderate</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Slight - Moderate Slight</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Negligible - None</p>	<p>A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.</p>

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views, Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight - Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Moderate	<p>Adverse effects may include the loss of notable views, the removal of views to distance, the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Slight Moderate Slight	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to International research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association, Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association, Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.