

Appendix 7: Sustainability Appraisal of Preferred Employment Sites and Reasonable Alternatives

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P013 Land north of West Craven Business Park, Earby & P014 Land south of Wood Clough Platts, Brierfield

SA Objective	P013 Land north of West Craven Business Park, Earby			P014 Land south of Wood Clough Platts, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for almost 11ha of employment land and therefore contributes significantly to this objective.</p> <p>The Site sits adjacent to the West Craven Business Park and as such could provide expansion land for this strategic employment site, making use of existing infrastructure, and providing the opportunity to provide for a cluster for a specific industry/skill base.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a significant positive to minor positive effect for this objective owing to the</p>		+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 2ha of employment space within the Borough.</p> <p>The Site is located within 2000m of a major employment site (Lomeshaye). It is also located in close proximity to the Northlight mixed used development and Brierfield Town Centre.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal and distance from existing key employment sites.</p>	

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	++/+	<p>significant contribution made to employment land requirements, and the potential role the Site could have in expanding the skill base of existing industries within the Borough.</p> <p>Term Permanent Positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	+	<p>Term Permanent Positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p>Likely Significant Effects The Site is located adjoined and accessible to Earby. Its development will provide for additional sources of employment within the village. Its future occupiers will diversify and strengthen the employment based on the settlement. Its employees will help support existing services and facilities by increased patronage.</p> <p>Term Likely positive effects from the medium term with temporary relatively minor positive effects during construction, increasing over time with development and occupation of units.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	+	<p>Likely Significant Effects The Site is located in close proximity to Brierfield local centre and its development will help to continue efforts to regenerate to town, supporting local businesses, and increase its economic base. The proposal will have a limited positive effect owing to its limited scale.</p> <p>Term Likely positive effects from the medium term with temporary minor positive effects during construction, increasing over time with development and occupation of units.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby			P014 Land south of Wood Clough Platts, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing commercial uses, Earby WWTW, and open countryside. The proposed use of employment is considered compatible with existing uses. Effects of construction likely to be temporary and disruptive only to occupiers of West Craven Business Park to the South.</p> <p><u>Term</u></p> <p>Permanent neutral effects once developed. Minor adverse effects during build period.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring businesses and reduce potential adverse effects from the WWTW.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (low risk).</p>		-/?	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing residential uses and open countryside. The close proximity of residential uses, means that the Site is unlikely to be compatible for use for employment given likely adverse effects from noise, light, odour, dust and air pollution. Use of the existing estate road for access into the site is also likely to result in highway conflict and road safety issues. Significant disruption (likely temporary in nature) is likely to occur for residents of the site during construction.</p> <p><u>Term</u></p> <p>Permanent adverse effect once developed. Potentially significant adverse effects during the build period.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (very high risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	++	--	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There are no known highway capacity issues locally which would be adversely affected by the site's development. The Site is suitably accessed from the highway.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of all transport services. It is also accessible to local services.</p> <p>There are no known highway capacity issues locally which would be adversely affected by the site's development. The access into the site is via an existing residential estate road which would not be suitable for heavy and/or commercial traffic use.</p>	

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects remaining the same from first occupation of the Site.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	-	<p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, whilst the Site is highly sustainably accessed, this is countered by the site's insufficient and unsafe access for commercial vehicles. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Initial harm caused during construction unlikely to reduce significantly from occupation and future operation.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. Nature of future occupiers and suitability and compatibility to existing road infrastructure and users. (High)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of an existing watercourse (Earby Beck). The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to be most prominent during construction. Temporary in nature subject to mitigation and future use of the Site.</p> <p><u>Mitigation</u></p> <p>Development to take place away from the watercourse. Drainage managed into the watercourse, with surface water treated before entering watercourse to prevent contamination and pollution of this watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of uses at the site and effects these will have on the environment (medium risk).</p>	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of an existing watercourse (Leeds Liverpool Canal). The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to be most prominent during construction. Temporary in nature subject to mitigation and future use of the Site.</p> <p><u>Mitigation</u></p> <p>Development to take place away from the Canal. Drainage managed into the Canal, with surface water treated before entering watercourse to prevent contamination and pollution of this Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of uses at the site and effects these will have on the environment (medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is largely located in flood zone 1 but experiences a high risk of flooding from surface water.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced during constructed, becoming limited to the most exceptional events.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity and means provided on site to deal with surface water flooding without increasing flood risk for future occupiers and adjacent uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is largely located in flood zone 1 but experiences a high risk of flooding from surface water.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced during constructed, becoming limited to the most exceptional events.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity and means provided on site to deal with surface water flooding without increasing flood risk for future occupiers and adjacent uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. Low-medium risk.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby			P014 Land south of Wood Clough Platts, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green	-	?	-	- - +		<p>Likely Significant Effects</p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>It is not known whether the site is important for protected species. The site is predominantly improved grassland with a small area of semi improved grassland. There is scattered scrub and trees along the field boundaries.</p>
						<p>Likely Significant Effects</p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Site covered by a BHS and is an ecological interest. The Site is comprised primarily of improved grassland with some scattered scrub.</p> <p>The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure network.	-	<p>The Site is within and will result in an adverse effect on the Green Infrastructure Network.</p> <p>Term Likely adverse effects most pronounced during construction and in the short to medium term. These effects will in time reduce as mitigation measures mature and become established.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p>Assumptions None.</p> <p>Uncertainties Success and management of open space and biodiversity measures. Low-medium risk.</p>	-	<p>Overall the development would have a likely adverse effect for this objective.</p> <p>Term Likely adverse effects most pronounced during construction and in the short to medium term. These effects will in time reduce as mitigation measures mature and become established.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p>Assumptions None.</p> <p>Uncertainties Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p>Term Permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	0	<p>Likely Significant Effects The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p>Term Permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

SA Objective	P013 Land north of West Craven Business Park, Earby		P014 Land south of Wood Clough Platts, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character (Zone 13a). The Site occupies the floor of a narrow valley, and contains features which make a minor contribution to this LCA. The Site is not located within area of noted landscape or townscape quality. Whilst in a countryside setting, the Site is adjoined to the south by an exposed and modern industrial estate. Views to the east are limited by the disused Skipton</p> <p><u>Term</u></p> <p>Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site features some of the qualities of this landscape including enclosed field pattern and proximity to existing woodland, however is highly influenced by its settlement edge location. The Site is comprised on greenfield land situated to the south west of Brierfield. The development would extend the built form of Brierfield into the countryside but is unlikely to have a significant negative effect on landscape character owing to the limited scale of the extension, absence of designated assets, and somewhat contained nature of the wider area by Pendle Water, the M65 and the Leeds Liverpool Canal. A minor adverse effect is assessed owing to the nature of the proposal and visibility from nearby public routes (such as the Leeds Liverpool Canal).</p> <p><u>Term</u></p> <p>Minor adverse effects most pronounced during construction. These effects will then reduce overtime with the implementation of mitigation measures and as the development matures.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

P026 Riverside Mill, Charles Street, Nelson & P046 Land off Carr Road, Nelson

SA Objective	P026 Riverside Mill, Charles Street, Nelson			P046 Land off Carr Road, Nelson		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 2.5ha of employment land and therefore contributes to this objective.</p> <p>The Site sits in a central location within Nelson, accessible to both the Town Centre and White Walls Industrial Estate. Other commercial uses are located in close proximity near to the Leeds Liverpool Canal. The proposal offers the opportunity to diversify and strengthen the economy of Nelson.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p>		+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for around 1ha of employment space within the Borough.</p> <p>The Site is located in close proximity of Nelson Town Centre. It is also accessible to Riverside Business Park, and by foot to Lomeshaye. The proposal could make a minor contribution to the local economy.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.</p> <p><u>Term</u></p>	

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal. <u>Term</u> Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	+	Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	<u>Likely Significant Effects</u> The Site is located within Nelson and is highly accessible. Its development will provide for additional sources of employment within the town and support the regeneration of Bradley Ward. Its future occupiers will diversify and strengthen the employment base in the settlement. Its employees will help support existing services and facilities by increased patronage. <u>Term</u> Likely positive effects from the medium term with temporary minor positive effects during construction, increasing over time with development and occupation of units. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.	+	<u>Likely Significant Effects</u> The Site is located in close proximity to Nelson and is accessible to a wide local area. Its development will help to continue efforts to regenerate to town, supporting local businesses, and increase its economic base. The proposal will have a limited positive effect owing to its limited scale. <u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

SA Objective	P026 Riverside Mill, Charles Street, Nelson			P046 Land off Carr Road, Nelson		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing high density residential, a primary school and some employment. A potential adverse effect is likely if the development is not designed sensitivity, and operations subject to some sort of control. So mitigating impacts of the development is the opportunity provided by the development of the Site for employment as offering jobs opportunities locally.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects may continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring businesses and reduce potential adverse effects from the WWTW.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (medium to high risk).</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing leisure and recreation uses. A neutral effect is likely upon operation of the Site. The proposal is broadly compatible with existing uses. The Site is available for leisure uses, but is limited scale means that it is unlikely to be accommodated alongside employment uses. The Site is designated as open space. Whilst not used for this purpose its redevelopment will nevertheless result in a reduction in potential space available within the Borough.</p> <p><u>Term</u></p> <p>Likely adverse effect on users of leisure and recreation facilities during construction. Adverse effect from permanent loss of land designated as open space. Effects from occupation and operation will depend on nature of activity.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (high risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+ 0 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>		+ 0 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>No known congestion problems locally. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. Term Minor positive effects remaining the same from first occupation of the Site. Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Assumptions Scope and viability to promote and invest in sustainable transport modes. Uncertainties Use of sustainable modes of travel in accessing the site. (Medium)	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. Term Minor positive effects remaining the same from first occupation of the Site. Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Assumptions Scope and viability to promote and invest in sustainable transport modes. Uncertainties Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	++	Likely Significant Effects The Site is previously developed and as such is considered to have a significant benefit for this objective. Term Permanent significant positive effects. Mitigation None. Assumptions None. Uncertainties None.	++	Likely Significant Effects The Site is previously developed and as such is considered to have a significant benefit for this objective. Term Permanent significant positive effects. Mitigation None. Assumptions None. Uncertainties None.
7. To conserve and enhance water quality and resources.	-- -	Likely Significant Effects The Site is within 10m of a watercourse (unnamed watercourse). The development is likely to require any upgrade to water management infrastructure.	- 0	Likely Significant Effects The Site is located within 50m of an existing watercourse (Pendle Water). The development is unlikely to require any upgrade to water management infrastructure. Overall the site is considered to have a minor adverse effect for this objective.

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	-	<p>Overall the site is considered to have minor adverse effect for this objective.</p> <p>Term</p> <p>Minor adverse effect in the long term reducing with mitigation measures.</p> <p>Mitigation</p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p>	-	<p>Term</p> <p>Minor adverse effect likely to be most prominent during construction. Temporary in nature subject to mitigation and future use of the Site.</p> <p>Mitigation</p> <p>Development to take place away from the watercourse. Drainage managed into the watercourse, with surface water treated before entering watercourse to prevent contamination and pollution of this watercourse.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Nature of uses at the site and effects these will have on the environment (medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The Site is shown to be affected by FZ2. Much of the Site is also affected by a high risk of surface water flooding. As such the proposal is considered to have a adverse effect for this objective noting that employment use is by definition less sensitive to Flood risk than other uses as defined in PPG.</p> <p>Term</p> <p>Minor adverse effects most pronounced in early construction reducing with attenuation and design measures.</p> <p>Mitigation</p> <p>Avoidance of areas of highest risk from flooding. Creation of new attenuation within the site to manage flood water and prevent increased flood risk.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability to address drainage issues. Medium</p>	-	<p>Likely Significant Effects</p> <p>The Site is largely located in flood zone 1 but experiences a high risk of flooding from surface water.</p> <p>Term</p> <p>Adverse effects most pronounced during constructed, becoming limited to the most exceptional events.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity and means provided on site to deal with surface water flooding without increasing flood risk for future occupiers and adjacent uses.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. Low-medium risk.</p>

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- - -	<p>Likely Significant Effects</p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an ecological interest (LERN record)</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall a minor adverse effect is assessed for this objective likely to reduce with mitigation.</p> <p>Term</p> <p>Likely adverse effect most pronounced during construction reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>	0 ? 0	<p>Likely Significant Effects</p> <p>The Site is not located within 100m of a designated ecological site.</p> <p>Site covered by a BHS and is an ecological interest.</p> <p>The Site is not located within a Green Infrastructure corridor.</p> <p>Overall the development would have a likely neutral effect for this objective.</p> <p>Term</p> <p>Any adverse effects arising from the development are likely to be most pronounced during construction and in the short to medium term. These effects will in time reduce as mitigation measures mature and become established.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>

SA Objective	P026 Riverside Mill, Charles Street, Nelson		P046 Land off Carr Road, Nelson	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is within the Industrial Urban Landscape Character Area. The Site is cleared and currently detracts from the wider environment. Its redevelopment gives rises to the potential to enhance the quality of the wider natural and built environment.</p> <p><u>Term</u></p> <p>Significant positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site does not contribute towards this character area. The Site is situated in a parkland setting, and whilst vacant and current detracts from the wider environment, its redevelopment for employment is likely to further adversely affect the wider area.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced during construction. These effects will then reduce overtime with the implementation of mitigation measures and as the development matures.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Operational activities may continue to have adverse effects on the local built environment post completion of the development (Medium Risk).</p>

P047 Land off Lomeshaye Way, Nelson & P048 Former Gas Works, Glen Way, Brierfield

SA Objective	P047 Land off Lomeshaye Way, Nelson			P048 Former Gas Works, Glen Way, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<u>Likely Significant Effects</u> The proposal is not related to this objective and as such has a negligible impact. <u>Term</u> Permanent. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.		~	<u>Likely Significant Effects</u> The proposal is not related to this objective and as such has a negligible impact. <u>Term</u> Permanent. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++ + 0	<u>Likely Significant Effects</u> The proposal would provide for almost 3ha of employment land and therefore contributes significantly to this objective. The Site sits close to the Lomeshaye industrial estate. The proposal offers the opportunity to diversify and strengthen the economy of the area with links to adjacent industrial uses. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.		+ + 0	<u>Likely Significant Effects</u> The proposal would provide for just over 1ha of employment space within the Borough. The Site is located in close proximity to Brierfield, and adjacent to Brierfield Mills Reneration, Pendle Outlet Village, and close to Lomeshaye. The proposal provides some limited scope to broaden the employment offer in the local area. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal. <u>Term</u>	

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<u>Term</u> Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	+	Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<u>Likely Significant Effects</u> The Site is located within Nelson and accessible via sustainable modes of travel. Its development will provide for some additional sources of employment within the town and supporting its regeneration. Its future occupiers will diversify and strengthen the employment base in the settlement. Its employees will help support existing services and facilities by increased patronage. <u>Term</u> Likely positive effects from the medium term with temporary minor positive effects during construction, increasing over time with development and occupation of units. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.	+	<u>Likely Significant Effects</u> The Site is located in a central location within Brierfield, with this disused site forming a key part of the town's regeneration. The Site is accessible to a wide local area. Its redevelopment will support local businesses, and increase its economic base. The proposal will have a limited positive effect owing to its limited scale. <u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

SA Objective	P047 Land off Lomeshaye Way, Nelson			P048 Former Gas Works, Glen Way, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	-	<p><u>Likely Significant Effects</u></p> <p>The bordered by parkland and existing industrial premises, and may have some connection with residential dwellings located north of the Site and north of Pendle Water. There is some potential for adverse effect on nearby residential uses. The Site is designated open space and actively used, including for Nelson Football Club. Its loss to employment use will adversely affect the health and wellbeing of residents.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects may continue from operation depending on occupiers. Effects to be limited by mitigation measures. Loss of open space is however permanent.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (low risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by largely commercial uses. The Site is vacant and detracts from the wider area. The proposed use is compatible with existing uses.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	0	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>No known congestion problems locally. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects remaining the same from first occupation of the Site. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects remaining the same from first occupation of the Site. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	+/-	<u>Likely Significant Effects</u> The Site is partially previously developed and partially brownfield as such is considered to have a mixed effect for this objective. <u>Term</u> Permanent mixed effects. <u>Mitigation</u> Development should be focussed towards the previously developed parts of the Site. <u>Assumptions</u> None. <u>Uncertainties</u> None.	++	<u>Likely Significant Effects</u> The Site is previously developed and as such is considered to have a significant benefit for this objective. <u>Term</u> Permanent significant positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is within 10m of a watercourse (Pendle Water). The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most severe during construction, reducing post completion.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p>	- 0 -	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to the Leeds Liverpool Canal and an unnamed watercourse to the north.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with suitable mitigation.</p> <p><u>Mitigation</u></p> <p>Development to have regard to and avoid as far as possible an adverse effect on the adjacent watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The partially affected by FZ2. Much of the Site is also affected by a high risk of ground water flooding. As such the proposal is considered to have an adverse effect for this objective noting that employment use is by definition less sensitive to Flood risk than other uses as defined in PPG.</p> <p><u>Term</u></p> <p>Minor adverse effects most pronounced in early construction reducing with attenuation and design measures.</p> <p><u>Mitigation</u></p> <p>Avoidance of areas of highest risk from flooding. Creation of new attenuation within the site to manage flood water and prevent increased flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to address drainage issues. Medium</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? - 0	<p>Likely Significant Effects</p> <p>There are no designations affecting the Site.</p> <p>It is unclear what role the Site has for protected species.</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall a likely neutral effect is assessed for this objective likely to reduce with mitigation.</p> <p>Term</p> <p>Likely adverse effect most pronounced during construction reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>	- - 0 -	<p>Likely Significant Effects</p> <p>The site is located within 100m of a locally designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall a minor adverse effect is considered likely in connection with this objective.</p> <p>Term</p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site is its current form does not contribute positively to this area. The site is part within the Lomeshaye Conservation Area and is likely to form part of its setting. Whilst the proposal for employment use is consistent with uses within the conservation area, the loss of open space addressing this conservation area and separating it from the wider Nelson urban area is likely to result in an adverse effect.</p> <p><u>Term</u></p> <p>Adverse effects likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to an existing heritage asset (Brierfield Mill) and conservation area. The Site is vacant brownfield and its condition current detracts from the quality of the built environment. A commercial redevelopment of the Site has the potential to improve the site quality and address the current adverse effect caused by the site on the wider environment. The potential for beneficial effects are reduced by the fact that commercial development is often function in its layout and appearance.</p> <p><u>Term</u></p> <p>Positive effects reducing in the longer term following completion of the development.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Objective	P047 Land off Lomeshaye Way, Nelson		P048 Former Gas Works, Glen Way, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is part within the Lomeshaye Conservation Area and is likely to form part of its setting. Whilst the proposal for employment use is consistent with uses within the conservation area, the loss of open space addressing this conservation area and separating it from the wider Nelson urban area is likely to result in an adverse effect.</p> <p><u>Term</u></p> <p>Adverse effects likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. Whilst cleared the location of the Site within Brierfield Mill Conservation gives rise to the opportunity to restore and enhance this industrial legacy environment. The Site is vacant brownfield and its condition current detracts from the quality of the built environment A commercial redevelopment of the Site has the potential to improve the site quality and address the current adverse effect caused by the site on the wider environment. The potential for beneficial effects are reduced by the fact that commercial development is often function in its layout and appearance.</p> <p><u>Term</u></p> <p>Positive effects reducing in the longer term following completion of the development.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>

P049 Land off Greenfield Road, Colne & P050 Land at adjacent to Wanless Water, Greenfield Road, Colne

SA Objective	P049 Land off Greenfield Road, Colne			P050 Land adjacent to Wanless Water, Greenfield Road, Colne		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~		<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	~		<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	+	+	0
	+		<p><u>Likely Significant Effects</u></p> <p>The development of the Site is available for just over 1ha of employment land. The Site is located close to White Walls Industrial Estate and accessible from the M65. A limited scale employment scheme might be possible at the Site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effect in the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	+		<p><u>Likely Significant Effects</u></p> <p>The development of the Site is available for just under 1ha of employment land. The Site is located close to White Walls Industrial Estate and accessible from the M65. A limited scale employment scheme might be possible at the Site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effect in the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P049 Land off Greenfield Road, Colne		P050 Land adjacent to Wanless Water, Greenfield Road, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within Colne and is broadly accessible via sustainable modes of travel. Its development will provide for some additional sources of employment within the town supporting its regeneration. Its future occupiers will provide for a limited diversification of the local economy strengthen the employment base of the town. Its employees will help support existing services and facilities by increased patronage.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term with temporary minor positive effects during construction, positive effects at and following occupation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within Colne and is broadly accessible via sustainable modes of travel. Its development will provide for some additional sources of employment within the town supporting its regeneration. Its future occupiers will provide for a limited diversification of the local economy strengthen the employment base of the town. Its employees will help support existing services and facilities by increased patronage.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term with temporary minor positive effects during construction, positive effects at and following occupation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P049 Land off Greenfield Road, Colne			P050 Land adjacent to Wanless Water, Greenfield Road, Colne		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
4. To improve the health and wellbeing of those living and working in the Pendle area.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is by the M65 and the Colne WWTW. Whilst measures will need to be built into the development to reduce the effects of these on future occupiers, their proximity to the site does not render the site unsuitable for the proposed use.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>	0		<p><u>Likely Significant Effects</u></p> <p>The Site is by the M65 and the Colne WWTW. Whilst measures will need to be built into the development to reduce the effects of these on future occupiers, their proximity to the site does not render the site unsuitable for the proposed use.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	0	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service. The development of this scale is unlikely to result on adverse effects for the highway network. The access to the site is potentially suitable/scope is likely to access for a suitable access for commercial development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service. The development of this scale is unlikely to result on adverse effects for the highway network. The access to the site is potentially suitable/scope is likely to access for a suitable access for commercial development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

SA Objective	P049 Land off Greenfield Road, Colne			P050 Land adjacent to Wanless Water, Greenfield Road, Colne		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
infrastructure with growth.	+		<p>Term</p> <p>Minor positive effects remaining the same from first occupation of the Site.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Access to be reviewed.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	+		<p>Minor positive effects remaining the same from first occupation of the Site.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Access to be reviewed.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	-		<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources.	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p>	--	-	<p>Likely Significant Effects</p> <p>The Site is located adjacent to existing water courses (Wanless Water and Colne Water)</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p>Term</p>

SA Objective	P049 Land off Greenfield Road, Colne		P050 Land adjacent to Wanless Water, Greenfield Road, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	0	<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	-	Minor adverse effect reducing with suitable mitigation. <u>Mitigation</u> Development to have regard to and avoid as far as possible an adverse effect on the adjacent watercourse. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective. <u>Term</u> Permanent neutral effects with implementation of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.	--	<u>Likely Significant Effects</u> The Site is identified to be located mostly in FZ3 with the remainder of the Site in FZ2. As such the site has a significant adverse effect on this objective. <u>Term</u> Likely permanent significant adverse effects. <u>Mitigation</u> Development to take place only in parts of the site of least risk of flooding. Sufficient drainage and flood water storage to be provided on site. <u>Assumptions</u> None. <u>Uncertainties</u> None.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective. <u>Term</u> Neutral effects over the plan period. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. <u>Assumptions</u> None <u>Uncertainties</u> None	0	<u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective. <u>Term</u> Neutral effects over the plan period. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. <u>Assumptions</u> None <u>Uncertainties</u> None

SA Objective	P049 Land off Greenfield Road, Colne			P050 Land adjacent to Wanless Water, Greenfield Road, Colne		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>		?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>		0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements	-- - -	<p><u>Likely Significant Effects</u> The Site forms part of a local nature reserve. The Site is likely to form an important role for protected species. The Site is comprised on improved grassland and subsequently planted with woodland.</p>		- - -	<p><u>Likely Significant Effects</u> The site is located within 100m of a locally designated site. The Site is likely to form an important role for protected species. The Site consists primarily of improved grassland with some scattered scrub. The Site forms part of the Green Infrastructure Network.</p>	

SA Objective	P049 Land off Greenfield Road, Colne		P050 Land adjacent to Wanless Water, Greenfield Road, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
to the green infrastructure network.	--	<p>The Site forms part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a significant adverse effect for this objective which could be reduced to a more minor effect with further more detailed study and success of mitigation measures.</p> <p><u>Term</u> Likely permanent significant adverse effects.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>	-	<p>Overall the proposal is considered to have an adverse effect for this objective which could be reduced to a more minor effect with further more detailed study and success of mitigation measures.</p> <p><u>Term</u> Adverse effects potentially reducing over time with implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>	-	<p><u>Likely Significant Effects</u> Leeds Liverpool Canal Locks 50 and 51 (both Grade II listed) are adjacent to the western boundary of the Site and may be adversely affected by the proposal.</p> <p><u>Term</u> Potential adverse at its worst during construction and in the shorter term, reducing over time as development establishes.</p> <p><u>Mitigation</u> Development to take place away from the locks with sufficient boundary treatment to retain current character and setting.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P049 Land off Greenfield Road, Colne		P050 Land adjacent to Wanless Water, Greenfield Road, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area, and contains features, albeit localised in nature, with contribute positively to the character of this area close to existing watercourse (such as woodland and natural scrubland). The development of this site would have some harm to the LCA. The Site is designated Green Belt and forms a role in limiting urban sprawl, protecting the open countryside from development, and preventing the coalescence of Colne with Barrowford. The development of the Site for employment would therefore have a significant adverse effect on this objective which cannot be mitigated.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	--	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area, and contains features, albeit localised in nature, with contribute positively to the character of this area close to existing watercourse (such as woodland and natural scrubland). The development of this site would have some harm to the LCA. The Site is designated Green Belt and forms a role in limiting urban sprawl, protecting the open countryside from development, and preventing the coalescence of Colne with Barrowford. The development of the Site for employment would therefore have a significant adverse effect on this objective which cannot be mitigated.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

P052 Former Railway Sidings, Railway Street, Brierfield & P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield			P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0 + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal site is in use for employment so would not result in a net increase in available land.</p> <p>The Site sits close to Brierfield Town Centre and regeneration of Brierfield Mill. The redevelopment of the Site has the potential to support this economic activity, albeit the effects are reduced noting that the site is already in employment use.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>		+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just under 2.5ha of employment space within the Borough.</p> <p>The Site is located adjacent to an existing concrete works and would re-establish employment on the site which existed before its demolition. The reuse of the site for employment would help support and broaden the local economy.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.</p> <p><u>Term</u></p>	

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield		P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<u>Term</u> Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	+	Permanent Positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<u>Likely Significant Effects</u> The Site makes use of previously developed site within the heart of Brierfield. The local area to the site has seen significant investment and regeneration in recent years transforming the area beyond the railway. The proposal gives rise to the opportunity to connect this with the town centre. Providing for highly accessible jobs in the local area. <u>Term</u> Likely positive effects from the medium term with temporary minor positive effects during construction, increasing over time with development and occupation of units. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.	+	<u>Like Significant Effects</u> The Site sits on the edge but within the settlement boundary of Barnoldswick and is a previously developed site. Its redevelopment for employment will assist in the regeneration of the town, helping to support its local economy. <u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield			P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	-	<p><u>Likely Significant Effects</u></p> <p>The bordered by the Colne to Preston railway and residential dwellings. There is some potential for adverse effect on nearby residential uses. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects may continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (low risk).</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by a concrete works, open countryside and residential dwellings. Adverse effects may arise from uses of the concrete works. Adverse effects may also result for existing residents from the operation of the Site for employment. Commercial traffic may also not be suitable on Fernbank Avenue which is a residential street accessing the site. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects though likely to be highest during construction. Adverse effects likely to continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	++ 0 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of all transport services. It is also accessible to local services.</p> <p>No known congestion problems locally. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>		+ - 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this. The Site is unlikely to be suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield			P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects remaining the same from first occupation of the Site.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>		0	<p>Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p>Term</p> <p>Neutral effects remaining the same from first occupation of the Site.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects</p> <p>The Site is previously developed and as such is considered to have a significant benefit for this objective.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		++	<p>Likely Significant Effects</p> <p>The Site is previously developed and as such is considered to have a significant benefit for this objective.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
7. To conserve and enhance water quality and resources.	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield		P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	0	<u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	0	<u>Term</u> Permanent Neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<u>Likely Significant Effects</u> A band of FZ2 and FZ3 crosses the northern part of the Site. The Site is at a high risk of flooding from surface water. A minor adverse effect is assessed for this objective. <u>Term</u> Minor adverse likely to be most prominent during early stages of construction. The effects are likely to be reduced somewhat through the detailed design. <u>Mitigation</u> Avoidance of development in FZ2/FZ3. Adoption of the SuDs hierarchy to manage surface water drainage from the site. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.	-	<u>Likely Significant Effects</u> The Site is located in Flood Zone 1. There is a high risk of flooding from both surface water and ground water. A minor adverse effect is assessed for this objective. <u>Term</u> Minor adverse effects reducing with the implementation of mitigation measures <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. <u>Assumptions</u> None <u>Uncertainties</u> None	0	<u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. <u>Assumptions</u> None <u>Uncertainties</u> None

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield			P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects</p> <p>Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term</p> <p>Uncertain effects to submission of a planning application.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>		?	<p>Likely Significant Effects</p> <p>Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term</p> <p>Uncertain effects to submission of a planning application.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green	0 - 0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site does not form part of the Green Infrastructure Network.</p> <p>The Site does not form part of the Green Infrastructure Network.</p>		0 ? 0	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown.</p> <p>The Site is outside of but near to the Green Infrastructure Network and may provide the opportunity to increase connectivity to and broaden this network.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p>	

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield		P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure network.	-	<p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures. Medium – High risk.</p>	0	<p>Term Likely permanent neutral effect with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The Site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The Site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to improve site conditions, however the proposed use of the site for employment is unlikely to secure enhancements to the wider built environment owing to the functional appearance of commercial development. A neutral effect is assessed for this objective.</p> <p>Term Any adverse effects likely to be short term and temporary in nature, improving to neutral following completion of the development.</p> <p>Mitigation Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p>Assumptions None</p> <p>Uncertainties Viability to provide a high quality scheme. Medium – high risk.</p>	?	<p>Likely Significant Effects Development may be visible and disrupt views from the Calf Hall and Gillians Conservation Area, and may adversely affect its setting.</p> <p>Term Possible adverse effects reducing with the implementation of mitigation measures to be agreed with the Council.</p> <p>Mitigation Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p>Assumptions None</p> <p>Uncertainties None. None</p>

SA Objective	P052 Former Railway Sidings, Railway Street, Brierfield		P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area, however does not contribute positively to this character area in its current form. The Site is located within the settlement boundary adjacent to the railway and near to Brierfield centre. The Site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The Site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to improve site conditions, however the proposed use of the site for employment is unlikely to secure enhancements to the wider built environment owing to the functional appearance of commercial development. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be short term and temporary in nature, improving to neutral following completion of the development.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to provide a high quality scheme. Medium – high risk.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not feature the physical qualities of this LCA. The Site is formed of brownfield land adjacent to the built up area of Barnoldswick. The Site is not recognised for its landscape or townscape quality. The Site protrudes outwards from the built up area and highly visible from the west. The Site however in its current form is low in quality and as such its redevelopment could improve the quality of the site with limited effects for its surrounding. Commercial development however is often functional in appearance and highly visible from a broader area. A likely minor adverse effect given the likely urbanizing effect caused by the proposal on the wider environmental.</p> <p><u>Term</u></p> <p>Adverse effects likely to be most significant after completion of the development. This effect will reduce overtime as boundary treatments mature and the development settles into the wider landscape.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P067 Land south of Colne Water, Cotton Tree Lane, Colne & P068 Land at Barnoldswick Road/Colne Road, Kelbrook

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne			P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	<div>+</div> <div>+</div> <div>0</div>	<p>Likely Significant Effects</p> <p>The proposal site is in use for employment, however the expansion of the Site will provide for a slight increase in functional supply in the area. The Site sits in the vicinity of Colne Town Centre. Its redevelopment is likely to support the local economy. A modest expansion of the existing premises may be suitable with some expanded job opportunities.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p>Term</p> <p>Permanent positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		<div>+</div> <div>+</div> <div>0</div>	<p>Likely Significant Effects</p> <p>The proposal would provide for just over 2ha of employment space within the Borough.</p> <p>The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.</p> <p>Term</p> <p>Permanent Positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne		P068 Land at Barnoldswick Road/Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u></p> <p>The Site makes use of previously developed site which is located on the edge of Colne/Trawden. The Site itself is in a reasonable condition. The continued use of the site for economic use will support the local economy. A modest expansion of the existing premises may be suitable with some expanded job opportunities. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	+	<p><u>Like Significant Effects</u></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne			P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is largely bordered by open countryside with some residential development located within the vicinity of the Site. Adverse effects from operation of the Site is likely to be limited provided that the proposal is well related to existing footprint of development. Minor and temporary adverse effects are likely during construction.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects may continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring uses. Development to be limited to relate to existing footprint.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (medium risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented.</p> <p><u>Term</u></p> <p>Permanent adverse effects though likely to be highest during construction. Adverse effects likely to continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	0	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this issue. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this issue. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne			P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>		+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	
6. To encourage the efficient use of land and conserve and enhance soils.	+/-	<p>Likely Significant Effects</p> <p>The Site is partially previously developed and partially greenfield. The proposal is considered to have a mixed effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		-	<p>Likely Significant Effects</p> <p>The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective.</p> <p>Term</p> <p>Permanent adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
7. To conserve and enhance water quality and resources.	-- 0	<p>Likely Significant Effects</p> <p>The Site is not located within 10m of a water course (Colne Water)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p>		0 0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>	

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne		P068 Land at Barnoldswick Road/Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	-	<p>Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term Permanent minor adverse effect</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	0	<p>Term Permanent Neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects A proportion of the Site is within FZ2/FZ3. The Site has a high risk of flooding from surface water. However the effects of this are limited by the nature of the proposal, the partially developed character of the Site, and extent of this risk.</p> <p>Term Minor adverse likely to be most prominent during early stages of construction. The effects are likely to be reduced somewhat through the detailed design.</p> <p>Mitigation Avoidance of development in FZ2/FZ3 where possible. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Flood water storage capacity provided within the Site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.</p>	0	<p>Likely Significant Effects The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p>Term Permanent neutral effects with the implementation of mitigation measures.</p> <p>Mitigation Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne		P068 Land at Barnoldswick Road/Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne			P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown</p> <p>The Site does not form part of the Green Infrastructure Network. The site primarily consists of improved grassland.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential permanent neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network. Any adverse effects likely to be temporary in nature and limited to and shortly after the construction phase.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		- ? 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. . The Site is primarily made up of amenity grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. However the proposal is for employment use and unlikely to benefit the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of biodiversity and open space measures. Medium – High risk.</p>	

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne		P068 Land at Barnoldswick Road/Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P067 Land south of Colne Water, Cotton Tree Lane, Colne		P068 Land at Barnoldswick Road/Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is partially developed and partially a manicured landscape, and so, despite its riverside location and countryside backdrop, is not considered to fulfil an important role within the LCA. The Site is adjacent to the built edge of Colne, though on the southern side of the River. The Site sits at the bottom of the valley and has some containment from views due to existing vegetation. The site sits off Cotton Tree Lane and the existing employment unit is not visible from Cotton Tree Lane. The redevelopment or modest expansion of the Site would therefore have limited effect on the local townscape or landscape. A significant enlargement of the Site to cover the entire boundary of the submission is likely to have adverse to significant adverse effects owing to urbanising effect of the development on the countryside, visibility from wider areas, and promotion of coalescence. Over an adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Depending on the scale of development any adverse effects likely to be short term and temporary in nature, improving to neutral following completion of the development. A larger development is likely to have initial significant adverse effects with this reducing to some extent in the longer term.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Development proposals should be confined to and/or well related to the existing built footprint of the site to limit effects on the wider area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to provide a high quality scheme. Medium – high risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is flat and open in its character and is not considered to contribute towards the landscape quality in this area. Whilst contained by existing road infrastructure to the south and east, the development of the Site would significantly extend the built extent of Kelbrook into the open countryside and see a significant expansion to the west of the A56 which is not characteristic of the settlement. The site itself is not formally designated for its quality. The development would be prominent from the roadside a likely to be highly visible given the typical large scale of commercial buildings. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial significant adverse effect temporary in nature during construction and in the short to medium term as the development matures and mitigation measures establish. Permanent minor adverse effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.<u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook & P070 Land to the south of Greenhead Lane, Brierfield

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook			P070 Land to the South of Greenhead Lane, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++ + 0 + / ++	<p>Likely Significant Effects</p> <p>The proposal would provide for almost 5ha of employment space making a significant contribution to available employment space and the economy of the Borough.</p> <p>The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive to significant positive effect for this objective.</p> <p>Term</p> <p>Permanent positive to significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		0 - 0 -	<p>Likely Significant Effects</p> <p>The proposal would provide for almost 30ha of employment space within the Borough. The proposal would make a considerable contribution to the employment supply of the Borough. However this significant strips supply and would rival the Borough's principal employment site at Lomeshaye.</p> <p>The Site is located in an isolated location adjacent to the M65. There is no public transport serving the Site. The development would require access by car.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above an adverse effect is assessed for this objective.</p> <p>Term</p> <p>Possible permanent adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	-/--	<p><u>Like Significant Effects</u></p> <p>The Site is greenfield and sits in an isolated location. The Site will therefore be inaccessible for many. Whilst the proposal could significantly support the economy as whole, its significant scale could undermine investment in town centres and at the Borough's principle employment site at Lomeshaye. An adverse to significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse to significant adverse effect from occupation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook			P070 Land to the South of Greenhead Lane, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented.</p> <p><u>Term</u></p> <p>Permanent adverse effects though likely to be highest during construction. Adverse effects likely to continue from operation depending on occupiers. Effects to be limited by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside, the Burnley WWTW and the M65. The proposal is considered to be consistent with neighbouring uses and features and as such is unlikely to result in any adverse effects. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (very low risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	-	?	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Moderate congestion exists locally however the proposal is of limited scale and unlikely to adversely affect this issue. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m any transport service. It is inaccessible to local services.</p> <p>No known congestion however the proposal is of a significant scale and likely to have a large impact on the local highway network. It is unclear whether the site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects likely to remain permanent from completion of the development. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)	-	Accounting for the above, on balance, the site is considered to score an adverse effect on this objective. <u>Term</u> Adverse effects likely to remain permanent from completion of the development. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further study of impacts on wider highway network needed. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-	<u>Likely Significant Effects</u> The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective. <u>Term</u> Permanent adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	--	<u>Likely Significant Effects</u> The Site is greenfield and understood to include BMV land. As such the proposal is considered to have a significant adverse effect for this objective. <u>Term</u> Permanent significant adverse effects. <u>Mitigation</u> Areas of BMV should be avoided for development as far as possible. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-- -	<p>Likely Significant Effects</p> <p>The Site is not located within 10m of a water course (Kelbrook Brook)</p> <p>The development may require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term</p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p>Mitigation</p> <p>Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	- 0 -	<p>Likely Significant Effects</p> <p>The Site is located within 50m of a watercourse (Spurn Clough)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term</p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p>Mitigation</p> <p>Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 however has a high risk of surface water flooding. As a result a minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Likely adverse effects likely to be at its highest during initial stages of construction.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient drainage and flood water storage capacity provided within the Site to prevent an increase in flood risk.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p> <p>Effects of climate change on flood risk.</p>	-	<p>Likely Significant Effects</p> <p>The Site majority of the Site is located in Flood Zone 1. Parts of the site are affected by surface water flood risk and by groundwater flood risk. An adverse effect is assessed for this objective.</p> <p>Term</p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas most at risk of flooding. Sufficient attenuation provided within the Site to ensure that adverse effects on flood risk are avoided.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook			P070 Land to the South of Greenhead Lane, Brierfield		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The Site consists primarily of improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. However the proposal is for employment use and unlikely to benefit the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		- ? -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The site consists predominantly of improved grassland with some scattered scrub.</p> <p>The Site is located within and would represent a significant loss to the green infrastructure network.</p> <p>Overall the proposal is considered to likely have an adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	-/--	<p><u>Likely Significant Effects</u></p> <p>The Site is located in the vicinity of Greenhead Manor – a grade II* listed building and is likely to form part of its setting which is importance to its significance. Some level of harm is likely given the scale and proximity of the Site to the listed building. There is potential for this harm to be reduced somewhat with mitigation measures. But harm will remain.</p> <p><u>Term</u></p> <p>Likely permanent adverse to significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		P070 Land to the South of Greenhead Lane, Brierfield	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not contain the features which contribute to the qualities of this character area. Its development is unlikely to harm the character area significantly, though there may be some views obtainable from the north and west. The Site is relatively well contained with existing road infrastructure and commercial development to the north and east, and the dismantled Colne to Skipton railway line to the west. To the south is open countryside and the development is likely to have some visibility from this aspect. The development will also alter the character and form of the settlement removing open views to the west, and expanding the settlement significantly to the west of Kelbrook Beck. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial significant adverse effect temporary in nature during construction and in the short to medium term as the development matures and mitigation measures establish. Permanent minor adverse effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contributes significantly to this LCA occupying a large swathe of rural land north of the M65. The Site features a complex field pattern enclosed by vegetated boundaries formed on a gently rising landform. Harm to significant harm to the LCA would arise if the site were developed at the scale proposed. The proposal would represent a major isolated development within the Open Countryside which bears little relation to the existing urban area. The Site would be prominent to views from a wide area of public routes. Its likely to cause harm to significant harm to listed assets. The proposal is within the Green Belt, and makes a major contribution to preventing urban sprawl and protecting the open countryside from development. Its development would therefore conflict with national green belt policy. There are no very special circumstances to warrant the early release of the site for employment development from the Green Belt, with the site of a scale where it significant outstrips need and would cause likely harm to investment and regeneration objectives if it was released. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect. Cannot be mitigated in current circumstances.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P074 Scholefield Farm, Railway Street, Nelson & P142 Land south of Red Scar Works, Cliff Street, Colne

SA Objective	P074 Scholefield Farm, Railway Street, Nelson			P142 Land south of Red Scar Works, Cliff Street, Colne		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	+	+	0
		<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for over 3.51ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located adjacent existing employment space and would contribute to the regeneration and investment in the local economy of Nelson. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><u>Term</u></p>			<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 1ha of employment space within the Borough. The proposal would make a positive location for the local economy providing for a more effective use of land.</p> <p>The Site is located within an area which is primarily in employment use, and could benefit the skills and types of jobs currently in the area.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><u>Term</u></p>	

SA Objective	P074 Scholefield Farm, Railway Street, Nelson		P142 Land south of Red Scar Works, Cliff Street, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<p>Permanent positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	+	<p>Permanent positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits on the adjacent to the built up area of Nelson and is well related to existing employment land. The proposal will benefit investment and regeneration in the town and support the delivery of new jobs and broaden the economic base of the town.</p> <p><u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	+	<p><u>Like Significant Effects</u></p> <p>The Site sits within the built up area of Colne and is well related to existing employment land. The proposal will benefit investment and regeneration in the town and support the delivery of new jobs and broaden the economic base of the town.</p> <p><u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P074 Scholefield Farm, Railway Street, Nelson			P142 Land south of Red Scar Works, Cliff Street, Colne		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside and employment uses. The proposal is considered to be consistent with these existing uses and features.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		-/0	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing employment uses, the Colne to Preston railway line, a primary school, and existing residences. The proposal is considered to be broadly consistent with adjacent uses however could have some adverse effects on adjacent uses if not carefully managed.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation provided mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).may be disruptive to existing neighbours (moderate risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	++	0	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of all transport services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>	

SA Objective	P074 Scholefield Farm, Railway Street, Nelson		P142 Land south of Red Scar Works, Cliff Street, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects likely to remain permanent from completion of the development. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)	+	<u>Term</u> A likely minor positive effect with implementation of mitigation measures. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. <u>Assumptions</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-/	<u>Likely Significant Effects</u> The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective. <u>Term</u> Permanent adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	-	<u>Likely Significant Effects</u> The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective. <u>Term</u> Permanent adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Objective	P074 Scholefield Farm, Railway Street, Nelson			P142 Land south of Red Scar Works, Cliff Street, Colne		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p>	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p>
	0		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P074 Scholefield Farm, Railway Street, Nelson		P142 Land south of Red Scar Works, Cliff Street, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P074 Scholefield Farm, Railway Street, Nelson			P142 Land south of Red Scar Works, Cliff Street, Colne		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>		-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p>Likely Significant Effects</p> <p>The Site is not located within 100m of a designated site.</p> <p>The role of the Site for protected species is at this point unknown. The site is predominantly semi-improved grassland.</p> <p>The Site is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Likely adverse during construction and in the shorter term reducing in the longer term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		- ? +	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site is within the Green Infrastructure network. The proposal gives rise to the opportunity to enhance the Green Infrastructure Network in this location given the Site's current low quality.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Likely adverse during construction and in the shorter term reducing in the longer term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. .</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability and scope for ecological benefits.</p>	

SA Objective	P074 Scholefield Farm, Railway Street, Nelson		P142 Land south of Red Scar Works, Cliff Street, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to Walverden Cottage (a grade II listed building). Whilst the development and heritage asset would be seen in the context of an already industrialised area, the loss of the site (currently undeveloped) to employment land is likely to result in some adverse effects for the significance of the listed building. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Most significant adverse effects likely to be temporary in nature, limited to the build and short-medium term. This is effect is likely to reduce over time as the development matures and mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. Medium term.</p>	0/?	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Primet Bridge Conservation Area which is designated for its contribution to the industrial heritage of Pendle. The Site currently has a low built quality and detracts from the conservation area. The development of the site for employment would be consistent with the designation of the conservation area. What effect this would have on the conservation area will depend on the type and scale of the proposal.</p> <p><u>Term</u></p> <p>Neutral to uncertain effects depending on the type of development brought forward.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. Medium term.</p>

SA Objective	P074 Scholefield Farm, Railway Street, Nelson		P142 Land south of Red Scar Works, Cliff Street, Colne	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area. The Site contributes to this LCA in some way providing a transitional landscape between the industrial valley, and moorland hinterland beyond, formed of open fields on a rising landscape. The Site is however heavily influenced by existing industrial uses and so its development for employment would not result in significant effects for the LCA especially considering the containment of the valley that the site is located within. The Site is located adjoined to but adjacent to the settlement boundary. The development doesn't particularly relate well to the existing settlement, however the effects of this area reduced by the prominence of existing development. The Site is located adjacent to Walverden Cottage (a grade II listed building). Whilst the development and heritage asset would be seen in the context of an already industrialised area, the loss of the site (currently undeveloped) to employment land is likely to result in some adverse effects for the significance of the listed building. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Most significant adverse effects likely to be temporary in nature, limited to the build and short-medium term. This is effect is likely to reduce over time as the development matures and mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. Medium term.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site sits within the built area of Colne and is surrounded by existing development. The Site is located within the Primet Bridge Conservation Area which is designated for its contribution to the industrial heritage of Pendle. The Site currently has a low built quality and detracts from the conservation area. The development of the site for employment would be consistent with the designation of the conservation area. What effect this would have on the conservation area will depend on the type and scale of the proposal.</p> <p><u>Term</u></p> <p>Neutral to uncertain effects depending on the type of development brought forward.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. Medium term.</p>

P152 Land at Lenches Road/Knotts Lane, Colne & P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne			P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		~	<p>Likely Significant Effects</p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p>Term</p> <p>Permanent.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++ + 0	<p>Likely Significant Effects</p> <p>The proposal would provide for over 7.5ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located is close proximity to Colne's south valley and its development for employment would assist regeneration and investment efforts in the area.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p>		0 0 0	<p>Likely Significant Effects</p> <p>The proposal would result in the redevelopment of a currently active employment site (a concrete works). The overall contribution made to the economy is likely to be limited.</p> <p>The Site is located within the open countryside, detached from but not significantly distant to Barnoldswick. The existing use of the site for employment means that its redevelopment for employment is likely to have a neutral effect.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a neutral effect.</p> <p>Term</p>	

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<p>Term Permanent positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	0	<p>Initial adverse effect as existing operation closes (if alternative site not found). Some positive effects (temporary) during construction. With positive effects from occupation. In time this will balance out at a likely neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	<p>Like Significant Effects The Site sits outside the built up area of Colne, but close to the south valley, which is partially industrialised, and sites within a ward which has a high deprivation rate. The development of the Site for employment would give rise to local opportunity for employment, result in investment within the area, and could kickstart wider investment in the local area.</p> <p>Term Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	0	<p>Like Significant Effects The proposal is for the redevelopment of a site in existing employment use. As such it is likely that the proposal will have a neutral effect on this objective.</p> <p>Term Initial adverse effect as existing operation closes (if alternative site not found). Some positive effects (temporary) during construction. With positive effects from occupation. In time this will balance out at a likely neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne			P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is mainly bordered by open countryside with some residential and employment uses located nearby. The proposal is largely considered to be consistent with these existing uses and features. Some adverse effects may occur of adjacent users.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation with mitigation measures implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site in its current use and form may have some adverse effects of nearby residences. The proposal could reduce these for existing residents. However this could be countered by the replacement use, especially where this results in changes in activity and use. Overall a neutral effect is considered likely.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation provided mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	-	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues. Site likely to be inaccessible without P057.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	0	<p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Development of P057 first.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective.</p> <p>Term</p> <p>Permanent adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	++	<p>Likely Significant Effects</p> <p>The Site is comprised of brownfield land. The proposal has a significant positive effect on this objective.</p> <p>Term</p> <p>Permanent significant positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-	<p>Likely Significant Effects</p> <p>The Site is located within 50m of a water body (unnamed water body)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Limited viability (medium to high).</p>	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0		0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 however the Site has a very high risk of flooding from ground water. A minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Minor adverse effects reducing where mitigation measures are implemented effectively.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne			P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>		-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-	0	?	0
	-	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN). There is evidence that the site is of some value to protected species. The Site consists of improved and semi-improved grassland.</p> <p>The Site sits partially within the Green Infrastructure Network. The development of the Site is likely to erode the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have an adverse effect on this objective.</p> <p>Term</p> <p>The most significant adverse effects of the development are likely to be during construction and in the short to medium term. Following completion of development, adverse effects are likely to reduce as mitigation measures start to benefit wildlife.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability and scope for ecological benefits.</p>		0	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is situated on sloping ground and sits above a listed building to the north. The development of the site for a significant amount of employment has the potential to adversely affect the setting and significant of this listed asset especially given the scale, nature and type of development proposed.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The proposal could potentially have an adverse effect on the setting of the Calf Hall and Gillians Conservation Area, which lies less than 200m to the south of the site, with uninterrupted views between the two locations.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P152 Land at Lenches Road/Knotts Lane, Colne		P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Footlands and Valley Landscape Character Area (Zone 6a). The Site contains a number of features which contribute strongly towards this LCA, with heightened importance given the areas visibility from Colne and the South Valley. The Site features steeply sided rural land which is heavily vegetated, and a varied field pattern. The area forms of buffer of undeveloped land between the post-industrial landscape of Colne to the north and rural upland to the south, providing a clear and obvious link within the fabric of the local landscape and providing greenery in the otherwise heavily urbanised skyline of Colne. Its loss to development would adversely affect (potentially significantly) the LCA in this part of Colne. The Site is situated on sloping ground, somewhat separated from existing built form and is highly exposed and visible from the wider area. The Site also sits above a listed building to the north. The development of the site for a significant amount of employment has the potential to adversely affect the setting and significant of this listed asset especially given the scale, nature and type of development proposed. The proposal is also likely to have an adverse effect on local landscape.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst, the elevated position of the Site may enable visual connection to land in the Drumlin Field, the PDL nature of the Site means it does not contribute towards the LCA. The Site is formed of brownfield land isolated for the built up area of Barnoldswick. The Site is not recognised for its landscape or townscape quality. The Site protrudes outwards from the built up area and highly visible from the west. The Site however in its current form is low in quality however its redevelopment is unlikely to change this aspect. Overall a minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne & P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne			P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	+	0	++	+	0
	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for almost 20ha of employment space making a significant contribution to available employment space and the economy of the Borough.</p> <p>The Site is located between Colne and Barrowford and in close proximity to the M65. White Walls industrial estate is located nearby to the south of the M65. Overall the site would make a positive contribution to the local economy.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p>			<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 5ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located within the open countryside, with employment uses to the west (Silentnight) and residential development to the north east. The development of the site for employment could broaden and strengthen the skill base of the town.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a neutral effect.</p> <p><u>Term</u></p>		

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	++/+	Accounting for the above, the site is considered to score a significant positive to positive effect for this objective. <u>Term</u> Permanent significant positive to positive effects. Starting with construction and increasing over time with occupation of the Site. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	++/+	Permanent significant positive to positive effects. Starting with construction and increasing over time with occupation of the Site. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<u>Like Significant Effects</u> The Site sits outside the built up area of Colne, but is in relatively close proximity to North Valley which has significant retail and employment activity, as well as the White Walls Industrial Estate and Primet Valley Industrial Area. The proposal could make a positive contribution to the local economy increasing activity in the local area and given local people the opportunity to access employment benefiting and addressing deprivation. A minor positive effect is assessed. <u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.	+	<u>Like Significant Effects</u> The Site sits outside the built up area of Barnoldswick but adjacent to existing strategic employment at Long Ing Lane. The proposal could make a positive contribution to the local economy increasing activity in the local area and given local people the opportunity to access employment benefiting and addressing deprivation. A minor positive effect is assessed. <u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne			P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is principally bordered by open countryside with some residential to the south and east. Some adverse effects may occur of adjacent users depending on the nature of activity which takes place at the site.</p> <p><u>Term</u></p> <p>Most significant adverse effects are likely during construction. Adverse effects are likely to be more limited from occupation and operation which mitigation measures implemented. Some permanent adverse effects likely during working hours from operations and from passing traffic.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside and employment with some residential to the north east. Some adverse effects may occur of adjacent users depending on the nature of activity which takes place at the site.</p> <p><u>Term</u></p> <p>Most significant adverse effects are likely during construction. Adverse effects are likely to be more limited from occupation and operation which mitigation measures implemented. Some permanent adverse effects likely during working hours from operations and from passing traffic.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	-	0	+	0	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There is some congestion locally especially within North Valley. Works are currently underway to improvement road capacity in this area. The proposal is of such a scale where adverse effects may occur. The Site is suitably accessed from the highway for commercial use.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known road capacity issues locally. The Site is suitably accessible for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p>Term</p> <p>Neutral effects likely to remain permanent from completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further investigation of impact of proposal on local highway capacity needed.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	0	<p>Term</p> <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective.</p> <p>Term</p> <p>Permanent adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	++	<p>Likely Significant Effects</p> <p>The Site is largely comprised of brownfield land. The proposal has a significant positive effect on this objective.</p> <p>Term</p> <p>Permanent significant positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-- 0	<p>Likely Significant Effects</p> <p>The Site is located within 10m of a water body (Wanless Water). The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	-- 0	<p>Likely Significant Effects</p> <p>The Site is located within 10m of a water body (Leeds Liverpool Canal). The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 however the Site has a high risk of flooding from ground water. A minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Minor adverse effects reducing where mitigation measures are implemented effectively.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? + 0	<p>Likely Significant Effects</p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.</p> <p>The Site sits adjacent to the Green Infrastructure Network and may give rise to the potential to expand and enhance this network.</p> <p>Overall the proposal is considered to have an adverse effect on this objective.</p> <p>Term</p> <p>The most significant adverse effects of the development are likely to be during construction and experienced in the short to medium term. Following completion of development, adverse effects are likely to reduce and improve as mitigation measures start to benefit wildlife including the provision of linkages to the wider green infrastructure network.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	- ? 0 -	<p>Likely Significant Effects</p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site formerly featured industrial buildings and is made up of improved grassland.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Minor adverse effect possible during construction phase reducing in the medium to long term as mitigation measures establish.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the vicinity of several listed buildings and/or structures, including those located along the route of the Leeds Liverpool Canal. The development of the Site, noting its scale and type, could result in adverse effects on these historical assets.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish. Harm is likely to remain.</p> <p><u>Mitigation</u></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P236 Land off Barrowford Road (Site B), Heirs House Lane, Colne		P237 Former Barnsey Shed, Long Ing Lane, Barnoldswick	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site does not contain the features which are important to this LCA and therefore its development is unlikely to harm this LCA. The Site is relates poorly to the existing urban area, and is significantly out-of-scale with its surroundings. Its development would represent a substantial protrusion into the open countryside which is likely to be visible from several public and locally important routes such as the Leeds and Liverpool Canal and would be detrimental to the setting of Colne. The Site is designated Green Belt, and has been confirmed to fulfil a crucial role in preventing the coalescence of Colne with Barrowford. There are no known very special circumstances which would support the proposals release from the Green Belt. As a result permanent significant adverse effects are assessed for this objective. This effect is not current considered to be mitigatable.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The previously developed nature of the sites means it does not contain features considered to be important or reflective of those of this LCA. The development of the Site is unlikely to harm the LCA. The Site is located to south east of Barnoldswick, running along the eastern side of the Leeds and Liverpool Canal. An existing employment area is located to the west. With residential development to the north. The effects of this however are limited given the absence of any local built or landscape designations in the area and the prominence of existing built form and acknowledging the previously developed nature of the site. The overall effect is considered to be minor adverse.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P266 Land North East of Kelbrook Road, Barnoldswick & P273 Land north of Barnoldswick Road, Kelbrook

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick			P273 Land north of Barnoldswick Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 4.7ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located south east of Barnoldswick on an existing public transport route into the town with good connections to neighbouring villages. The proposal would support local jobs provision, and enhance the skill base and employment base of the settlement.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p>		+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 1.4ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p><u>Term</u></p>	

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	Accounting for the above, the site is considered to score a positive effect for this objective. <u>Term</u> Permanent positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	0	Initial adverse effect as existing operation closes (if alternative site not found). Some positive effects (temporary) during construction. With positive effects from occupation. In time this will balance out at a likely neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<u>Like Significant Effects</u> The Site sits outside the built up area but adjacent to Barnoldswick. The development of the Site for employment would give rise to local opportunity for local jobs and give rise to support for the local economy. <u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.	+	<u>Like Significant Effects</u> The Site sits outside of Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel. <u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick			P273 Land north of Barnoldswick Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside. The Site surrounds a centrally located and retained area of residential development. Land in use for a school (West Craven High School) is located to the west, but detached from the Site. The Leeds Liverpool Canal contains the site to the north and east. The proposal is likely to cause harm for residents which sit within the central part of the Site. Some harm is also likely to the users of the Leeds and Liverpool Canal.</p> <p><u>Term</u></p> <p>Most substantial effects likely during construction (Temporary). Permanent adverse effects are likely to remain from occupation of the Site.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable off set between existing residential development and any commercial development. Suitable off set between the canal and commercial development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site is surrounded by open countryside. The proposal is considered to be compatible with this existing use.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation provided mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	0	0
	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Minor congestion problems in the local highway network. It is unlikely that this would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Minor congestion problems in the local highway network. It is unlikely that this would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>		

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects likely to remain permanent from completion of the development. <u>Mitigation</u> Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)	+	Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effects likely to remain permanent from completion of the development. <u>Mitigation</u> Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	--	<u>Likely Significant Effects</u> The Site is greenfield which potentially includes BMV land. As such the proposal is considered to have a significant adverse effect for this objective. <u>Term</u> Likely permanent significant adverse effects. <u>Mitigation</u> Detailed assessment of land quality required. Development of BMV to be avoided/minimised. <u>Assumptions</u> None. <u>Uncertainties</u> None.	-	<u>Likely Significant Effects</u> The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective. <u>Term</u> Permanent adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	-- 0	<p>Likely Significant Effects</p> <p>The Site is located within 10m of a watercourse (Leeds and Liverpool Canal)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Limited viability (medium to high).</p>	0 0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding from groundwater. A minor adverse effect is assessed for this objective.</p> <p>Term</p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the Site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>	0	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	0	<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<div> <div>-</div> <div>?</div> <div>+</div> </div> 0	<p>Likely Significant Effects</p> <p>The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. Site is predominantly improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure network and provides the opportunity to connect to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>The most significant adverse effects of the development are likely to be during construction and in the short to medium term. Following completion of development, adverse effects are likely to reduce as mitigation measures start to benefit wildlife.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	<div> <div>-</div> <div>?</div> <div>+</div> </div> 0	<p>Likely Significant Effects</p> <p>The site is located within 100m of locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p> <p>Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located in close proximity to two listed building/structure and likely to form part of their setting/within their influence. The development of the site may adversely affect these listed assets. A adverse effect is assessed.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P266 Land North East of Kelbrook Road, Barnoldswick		P273 Land north of Barnoldswick Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site contributes to the qualities of this LCA with complex landforms and vegetated boundaries rising from the canal. The Site also affords views out to land which contributes significantly to this LCA. The loss of the site would harm the LCA at a local level. The proposal would significantly extend the built up area of Barnoldswick south and eastwards to the Leeds Liverpool Canal. In this way the proposal would round off the settlement using the canal as a distinct settlement boundary however it would also have a significant urbansing effect. The development would be highly visible to the east which likely adverse effects on the landscape. Adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect most significant during construction and in early years following completion reducing in the longer term, however some harm is likely to be permanent.</p> <p><u>Mitigation</u></p> <p>Suitable buffer and boundary treatment works to the Canal. Provision of green routes through the development to break up the form of development providing a reduced density development on the edge of the settlement and safeguarding views through the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is not considered to contain features which contribute towards this LCA. The Site is isolated within the open countryside and detached from Kelbrook. The development therefore forms an inappropriately size or an inappropriate type of development within the open countryside with significant adverse effects. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068 and P298.</p> <p><u>Term</u></p> <p>Significant adverse especially at construction. Significant adverse effects likely to remain permanent unless developed with P068 and P298. Regardless the proposal is likely to result in harm to significant harm for this objective.</p> <p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068 and P298.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth & P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth			P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+ 0 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 2.51a of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is isolated distant from any settlement. Whilst its development will contribute to the economy of the Borough as a whole, the proposal is unlikely to benefit any specific industry or sector.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>		+ + 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 1.71ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p>	

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth		P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<p><u>Term</u> Permanent positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>	+	<p><u>Term</u> Permanent positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	<p><u>Like Significant Effects</u> The Site sits in an isolated location and is unlikely support investment, regeneration or address deprivation. The proposal has a neutral effect on this objective.</p> <p><u>Term</u> Likely positive effects negated by distance of the proposal from the nearby settlement and is accessibility by sustainable modes of travel.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>	+	<p><u>Like Significant Effects</u> The Site sits outside the built up area but adjacent to Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel.</p> <p><u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth			P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is surrounded by open countryside. The proposal is considered to be compatible with this existing use.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation provided mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>		0	<p><u>Likely Significant Effects</u></p> <p>The Site is surrounded by open countryside. The proposal is considered to be compatible with this existing use.</p> <p><u>Term</u></p> <p>Minor adverse effects likely during and limited to the construction period. Neutral effects from occupation provided mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	-	0
		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues. Site likely to be inaccessible without P057.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth		P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p>Assumptions</p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties</p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>	0	<p>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p>Term</p> <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Development of P068 first.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The Site is greenfield but not believed to be BMV. As such the proposal is considered to have an adverse effect for this objective.</p> <p>Term</p> <p>Permanent adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	--	<p>Likely Significant Effects</p> <p>The Site is greenfield and may include BMV land. As such the proposal is considered to have a significant adverse effect for this objective.</p> <p>Term</p> <p>Permanent significant adverse effects</p> <p>Mitigation</p> <p>Thorough assessment of land quality needed. Development to take place on parts of the site not BMV land or development of BMV land to be minimised.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth		P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook	
	Score		Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	0	0	--	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p>
	0		-	<p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		0	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1, however has a high risk of flooding from surface water. An adverse effect is assessed for this objective.</p> <p>Term</p> <p>Adverse effect potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of risk from flooding. Sufficient storage provided on site to accommodate flood water ensure no increased risk of flooding elsewhere.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage.</p>

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth		P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	?	<p>Likely Significant Effects Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p>Term Uncertain effects to submission of a planning application.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth			P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>		-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 ? 0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of unimproved grassland and scattered scrub.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		- ? +	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly amenity grassland.</p> <p>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
	0			0		

SA Objective	P277 Former Waterworks and quarry, High Lane/Moor Lane, Salterforth		P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site itself does not reflect the features of this LCA being previously subject to intensive activity. The development of housing on the site however would considerably harm the character of the wider landscape. The Site is isolated within the open countryside. It is not a suitable location for residential development (major or minor). Its development will have significant adverse effects on the local landscape, views, and character. The Site is not sustainable nor can be made sustainable through mitigation measures.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing to a limited degree in the longer term following completion as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not contain features which contribute strongly towards the qualities of this LCA. Little harm is likely to result to the LCA as a result of the site's development. The Site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of Kelbrook. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing to a limited degree in the longer term following completion as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick					
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>				
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal seeks to redevelop existing protected employment land and white land and as such is likely to make a more minor positive effect for this objective.</p> <p>The Site is within and adjacent to the Crow Nest Industrial Estate. The proposal could provide for a more efficient and effective use of land, supporting local jobs and the expansion of key sectors within the town.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p>		

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick			
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	+	<p><u>Term</u> Permanent positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u> The Site sits within the built area of Barnoldswick occupying a partially occupied employment site. Its redevelopment will make use of land which is currently under-utilized. It will also provide opportunity for local jobs and to safeguard existing businesses within the town.</p> <p><u>Term</u> Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>		

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick				
	Score		Commentary on effects of the policy		Score
4. To improve the health and wellbeing of those living and working in the Pendle area.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is mainly bordered by employment and residential and employment uses. The Leeds and Liverpool Canal is located adjacent to the east. The proposal is may be compatible with existing uses and features. Some adverse effects may occur of adjacent residents/occupiers, and users of the Canal.</p> <p><u>Term</u></p> <p>Adverse effects likely to be most pronounced during and limited to the construction period. Effects likely to reduce over the longer term as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>Limited congestion exists within the local highway network, however this is unlikely to be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>	

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick			
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects likely to remain permanent from completion of the development.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>		
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick			
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
7. To conserve and enhance water quality and resources.	<div>--</div> <div>0</div> <div>-</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 10m of a watercourse or water body (Leeds Liverpool Canal).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the Canal, with drainage managed on-site to limit flow into the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>		

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick			
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>		
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> Impacts on climate change will vary and can only be measured at the planning application stage when details of the proposal and its response to climate change are known.</p> <p><u>Term</u> Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>		

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick					
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>				
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? +	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated site.</p> <p>Initial assessment work shows that the Site is likely to be of limited value for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its redevelopment gives rise to opportunity to connect to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p>				
	0	<p>The most significant adverse effects of the development are likely to be during construction and in the short to medium term. Following completion of development, adverse effects are likely to reduce as mitigation measures start to benefit wildlife.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>				

SA Objective	P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick			
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site comprises of developed/previously development employment land and as such does not contribute towards this LCA. The proposal site is located within the built up area of Barnoldswick. The site is currently used for employment, and is of limited built quality, and large parts of the site vacant or underused. Whilst the Site doesn't necessarily detract from the wider area, its redevelopment does present the opportunity to enhance the character and quality of the area, enabling a broader range of uses which extend beyond working hours. Such a proposal could also enable for an improved frontage along the Leeds Liverpool Corridor, enhancing this as a recreational route through the town.</p> <p><u>Term</u></p> <p>Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish.</p> <p><u>Mitigation</u></p> <p>Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>		

