

Appendix 6: Sustainability Appraisal of Preferred Housing Sites with Amended Capacity

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P026 Riverside Mill, Charles Street, Nelson

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)			P026 Riverside Mill, Charles Street, Nelson (80 dwellings)		
	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 Site has capacity for 100 dwellings and as such is considered to have a significant positive effect.</p> <p>Term</p> <p>Significant positive effect from the medium term.</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site is in an area of known viability problems. Medium-High risk.</p>		+	<p>Likely Significant Effects</p> <p>The Site has capacity for 80 dwellings and as such is considered to have a positive effect.</p> <p>Term</p> <p>positive effect from the medium term.</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site is in an area of known viability problems. Medium-High risk.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	- + --	<p>Likely Significant Effects</p> <p>The Site is currently a protected employment site. Its redevelopment for housing would result in a loss of employment land within the Borough. The Site is available for employment use as well as housing. The mixed use redevelopment of the Site may be suitable subject to detailed matters. The availability of the Site for employment alongside housing reduces the harm caused somewhat.</p> <p>The Site is located within 2000m of a major employment site (Nelson Town Centre and Whitewalls Industrial Estate) as such is assessed to score positively for its accessibility to services.</p>		- + --	<p>Likely Significant Effects</p> <p>The Site is currently a protected employment site. Its redevelopment for housing would result in a loss of employment land within the Borough. The Site is available for employment use as well as housing. The mixed use redevelopment of the Site may be suitable subject to detailed matters. The availability of the Site for employment alongside housing reduces the harm caused somewhat.</p> <p>The Site is located within 2000m of a major employment site (Nelson Town Centre and Whitewalls Industrial Estate) as such is assessed to score positively for its accessibility to services.</p>	

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)			P026 Riverside Mill, Charles Street, Nelson (80 dwellings)		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
	-	<p>The Site is identified by the County Council as a possible site for primary school expansion. The development of the Site may prevent this if the Site is required.</p> <p>Accounting for the above, the site is considered to score a neutral effect.</p> <p>Term</p> <p>Likely permanent adverse effect.</p> <p>Mitigation</p> <p>Further engagement needed with the County Council to understand what role the Site has in meeting education needs.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site located in area of known low viability.</p>		-	<p>The Site is identified by the County Council as a possible site for primary school expansion. The development of the Site may prevent this if the Site is required.</p> <p>Accounting for the above, the site is considered to score a neutral effect.</p> <p>Term</p> <p>Likely permanent adverse effect.</p> <p>Mitigation</p> <p>Further engagement needed with the County Council to understand what role the Site has in meeting education needs.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site located in area of known low viability.</p>	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++ - +	<p>Like Significant Effects</p> <p>The Site is located within 800m of a town centre (Nelson). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>The site is accessible to a wide range of services and facilities. The site is therefore considered to have a minor positive to significant positive effect on this objective.</p> <p>Term</p> <p>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Contributions may be required towards service provision where tests are met.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		++ - +	<p>Like Significant Effects</p> <p>The Site is located within 800m of a town centre (Nelson). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>The site is accessible to a wide range of services and facilities. The site is therefore considered to have a minor positive to significant positive effect on this objective.</p> <p>Term</p> <p>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>Contributions may be required towards service provision where tests are met.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
	+/++			+/++		

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)			P026 Riverside Mill, Charles Street, Nelson (80 dwellings)		
	Score			Score		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	++	0	0
	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing high density residential, a primary school and some employment. The proposed use of residential is considered to be largely compatible with existing uses.</p> <p>Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>Permanent minor positive effect with mitigation measures.</p> <p>Mitigation</p> <p>Provision of open space in accordance with standards on site. Layout of site and boundary treatments to limit effects of employment use on future residents of the Site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>			<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing high density residential, a primary school and some employment. The proposed use of residential is considered to be largely compatible with existing uses.</p> <p>Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>Permanent minor positive effect with mitigation measures.</p> <p>Mitigation</p> <p>Provision of open space in accordance with standards on site. Layout of site and boundary treatments to limit effects of employment use on future residents of the Site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in	+	0	0	+	0	0
	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result on adverse effects for the highway network.</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>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result on adverse effects for the highway network.</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>		

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)		P026 Riverside Mill, Charles Street, Nelson (80 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure with growth.	+	<p>Term Probable minor positive effects in the longer term.</p> <p>Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions None.</p> <p>Uncertainties Viability to fund necessary highway works if deemed necessary (Medium Risk).</p>	+	<p>Term Probable minor positive effects in the longer term.</p> <p>Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions None.</p> <p>Uncertainties Viability to fund necessary highway works if deemed necessary (Medium Risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects The Site is comprised of previously development land.</p> <p>Term Permanent significant positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Viability for residential development.</p>	++	<p>Likely Significant Effects The Site is comprised of previously development land.</p> <p>Term Permanent significant positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Viability for residential development.</p>
7. To conserve and enhance water quality and resources.	--	<p>Likely Significant Effects The Site is within 10m of a watercourse (Walverden Water). The development may require an upgrade to water management infrastructure.</p>	--	<p>Likely Significant Effects The Site is within 10m of a watercourse (Walverden Water). The development may require an upgrade to water management infrastructure. Overall the site is considered to have minor adverse effect for this objective.</p>

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)		P026 Riverside Mill, Charles Street, Nelson (80 dwellings)	
	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><u>Term</u></p> <p>Minor adverse effect in the long term reducing with mitigation measures.</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>	-	<p><u>Term</u></p> <p>Minor adverse effect in the long term reducing with mitigation measures.</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>
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>Part of the Site is shown to be affected by FZ2. Substantial parts of the Site are also affected by a high risk of surface water flooding. As such the proposal is considered to have an adverse to significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced in early construction reducing should attenuation and design measures be incorporated into the design and layout. This effects of this site on this objective could be reduced by changing the capacity of the Site to a lower yield enabling increased parts of the site to be kept free from development for attenuation 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>	-	<p><u>Likely Significant Effects</u></p> <p>Part of the Site is shown to be affected by FZ2. Substantial parts of the Site are also affected by a high risk of surface water flooding. A smaller site capacity allows for increased scope for flooding and drainage issues experienced on site to be effectively managed through the design and layout of the development ensuring no adverse effects or risk from flooding from the site's future occupiers and wider residents.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced in early construction reducing should attenuation and design measures be incorporated into the design and layout.</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. Mediumchange on flood risk patterns. Low-medium risk.</p>

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)		P026 Riverside Mill, Charles Street, Nelson (80 dwellings)	
	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 (100 dwellings)			P026 Riverside Mill, Charles Street, Nelson (80 dwellings)		
	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 a Mineral Safeguarding Zone, and as a result 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> <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 located within a Mineral Safeguarding Zone, and as a result 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> <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.	0	-	0	0	-	0
	-			-		
	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely adverse effect 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>Success and management of open space and biodiversity measures. Low-medium risk.</p>			<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely adverse effect 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>Success and management of open space and biodiversity measures. Low-medium risk.</p>		

SA Objective	P026 Riverside Mill, Charles Street, Nelson (100 dwellings)		P026 Riverside Mill, Charles Street, Nelson (80 dwellings)	
	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 contained by development and is cleared and currently vacant. The Site disrupts the local street pattern separating existing communities and detracts from the wider built environment (though the Chimney positively contributes to this character and heritage and should be retained). The redevelopment of the Site has the potential to enhance the quality of the wider natural and built environment which is currently of limited quality.</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 to redevelop the Site for Housing.</p>	++	<p><u>Likely Significant Effects</u></p> <p>The Site is within the Industrial Urban Landscape Character Area. The Site is contained by development and is cleared and currently vacant. The Site disrupts the local street pattern separating existing communities and detracts from the wider built environment (though the Chimney positively contributes to this character and heritage and should be retained). The redevelopment of the Site has the potential to enhance the quality of the wider natural and built environment which is currently of limited quality.</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 to redevelop the Site for Housing.</p>

P238 Gib Hill (Site B), Nelson

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)			P238 Gib Hill (Site B), Nelson (150 dwellings)		
	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 Site has capacity for 216 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p>Term</p> <p>Significant positive effect in the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		++	<p>Likely Significant Effects</p> <p>The Site has capacity for 150 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p>Term</p> <p>Significant positive effect in the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</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 + 0	<p>Likely Significant Effects</p> <p>The Site is not in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (White Walls Industrial Estate).</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 proposal is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive for the plan period.</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 Site is not in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (White Walls Industrial Estate).</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 proposal is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)			P238 Gib Hill (Site B), Nelson (150 dwellings)		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
	0	<p>and could have an adverse effect on future occupiers if not sufficiently accounted for in the design process.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect f from the medium term with the application of mitigation measures.</p> <p>Mitigation</p> <p>Suitable offset from pylons required which cross the Site. Delivery of on-site open space, and where required contribution towards off site open space needs.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>		0	<p>adverse effect on future occupiers if not sufficiently accounted for in the design process.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect f from the medium term with the application of mitigation measures.</p> <p>Mitigation</p> <p>Suitable offset from pylons required which cross the Site. Delivery of on-site open space, and where required contribution towards off site open space needs.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<div>+</div> <div>?</div> <div>0</div> <div>+</div>	<p>Likely Significant Effects</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 could contribute to a worsening of existing conditions. Further study is necessary to understand the effects of the development on the local highway network.</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> <p>Term</p> <p>A likely minor positive effect from the medium term with the application of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of development impact on local highway network required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		<div>+</div> <div>?</div> <div>0</div> <div>+</div>	<p>Likely Significant Effects</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 could contribute to a worsening of existing conditions. Further study is necessary to understand the effects of the development on the local highway network.</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> <p>Term</p> <p>A likely minor positive effect from the medium term with the application of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of development impact on local highway network required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)			P238 Gib Hill (Site B), Nelson (150 dwellings)		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
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 greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse 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>	-		<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse 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>
7. To conserve and enhance water quality and resources.			<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>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>			<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>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	P238 Gib Hill (Site B) Nelson (216 dwellings)		P238 Gib Hill (Site B), Nelson (150 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
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> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
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>	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>

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)			P238 Gib Hill (Site B), Nelson (150 dwellings)		
	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></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><u>Term</u></p> <p>Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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></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><u>Term</u></p> <p>Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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.	-	<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	-	--	0	-	--	0
		<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site. The Site is partially covered by a BHS. The majority of the Site is covered by an area of ecological interest (LERN record). The Site is primarily Semi Improved Grassland with some improved grassland. Cynosurus cristatus is listed as the dominant species in parts of the</p>			<p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site. The Site is partially covered by a BHS. The majority of the Site is covered by an area of ecological interest (LERN record). The Site is primarily Semi Improved Grassland with some improved grassland. Cynosurus cristatus is listed as the</p>	

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)		P238 Gib Hill (Site B), Nelson (150 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure network.	--	<p>Site. A protected species of Briophyte has been identified within the BHS.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p> <p>Overall the proposal is considered to have a likely adverse to significant adverse effect for this objective where the BHS is lost or substantial harm is caused.</p> <p>Term</p> <p>Significant adverse effect likely most pronounced during construction. Adverse to significant adverse effects likely to remain permanent.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Reduced capacity and developable area to keep sufficient offset from BHS to development. 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>dominant species in parts of the Site. A protected species of Briophyte has been identified within the BHS.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p> <p>The reduced capacity of the Site reduces the pressure to develop the site to meet the identified requirement. Safeguarding natural features of highest interest for wildlife and biodiversity, and ensuring that develop can be sufficiently offset from the BHS to prevent adverse effects.</p> <p>Overall the proposal is considered to have a likely adverse to significant adverse effect for this objective where the BHS is lost or substantial harm is caused.</p> <p>Term</p> <p>Adverse effect likely most pronounced during construction. Potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Reduced capacity and developable area to keep sufficient offset from BHS to development. 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>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects</p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p>Term</p> <p>Permanent neutral effects.</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 considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p>Term</p> <p>Permanent neutral effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P238 Gib Hill (Site B) Nelson (216 dwellings)		P238 Gib Hill (Site B), Nelson (150 dwellings)	
	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 formed of greenfield land located adjacent to the built up area of Colne and Nelson. The Site is triangular in shape and relates well to the existing settlement pattern and forms a logical location for development with existing development to the west and south, rounding off the settlement in this location. The Site is in an elevated position and has a number of PROW crossing it. As such the Site is visible from a relatively large vista. Its development will also alter the character and experience of PROW albeit these footpaths are located in a semi-rural location. The Site is within the Foothills and Valley Landscape Character Area (Zone 6a), and contains features which contribute towards this LCA, including its sloping rural landscape, scrub land and vegetation, and quite extensive tree coverage which exists within parts of the Site. The value of the Site is slightly reduced by pylons which cross the site, and reduced connectivity to the wider natural landscape with the presence of Marsden Golf Course. Overall an adverse to significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects likely during construction and in the short to medium term. In the longer term the effects are likely to reduce as the development becomes integrated into the wider landscape and open space and mitigation measures establish and mature.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Retention of PROW with green corridors through the site to retain existing key views.</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 formed of greenfield land located adjacent to the built up area of Colne and Nelson. The Site is triangular in shape and relates well to the existing settlement pattern and forms a logical location for development with existing development to the west and south, rounding off the settlement in this location. The Site is in an elevated position and has a number of PROW crossing it. As such the Site is visible from a relatively large vista. Its development will also alter the character and experience of PROW albeit these footpaths are located in a semi-rural location. The Site is within the Foothills and Valley Landscape Character Area (Zone 6a), and contains features which contribute towards this LCA, including its sloping rural landscape, scrub land and vegetation, and quite extensive tree coverage which exists within parts of the Site. The value of the Site is slightly reduced by pylons which cross the site, and reduced connectivity to the wider natural landscape with the presence of Marsden Golf Course. The smaller capacity and therefore developable area affords increased opportunity to safeguard natural features of the Site and provide for a layout, design and density which is responsive to and sensitive of site features and character. The smaller capacity also enables the provision of greater levels of green infrastructure and ecological enhancement measures which will break up development and reduce its effect on the wider area. Overall an adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be most significant during construction and in the short to medium term. In the longer term the effects are likely to reduce as the development becomes integrated into the wider landscape and open space and mitigation measures establish and mature.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Retention of PROW with green corridors through the site to retain existing key views.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

P005 Land between Castle Road and Skipton Old Road, Colne

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)			P005 Castle Road, Colne (85 dwellings)		
	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 Site has a capacity for 282 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effect from the short-medium term.</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>The Site is viable for proposed use.</p> <p>Uncertainties</p> <p>None.</p>		+	<p>Likely Significant Effects</p> <p>The Site has capacity for 85 dwellings and as such is considered to have a positive effect for this objective.</p> <p>Term</p> <p>positive effect in the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</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 + 0	<p>Likely Significant Effects</p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The Site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The site is assessed as having a minor positive effect on this objective.</p> <p>Term</p> <p>Permanent minor positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p>Uncertainties</p> <p>None.</p>		0 + 0	<p>Likely Significant Effects</p> <p>The proposal does not involve employment land and so scores neutrally for the effects on employment land.</p> <p>The Site is located within 2000m of a major employment site (Colne Town Centre) as such is assessed to score positively for its accessibility to services.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>The site is assessed as having a minor positive effect on this objective.</p> <p>Term</p> <p>Permanent minor positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>Unlikely given the scale of the proposal that enhancements to public transport services will be viable to enable an increase in service for accessing local employment.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)			P005 Castle Road, Colne (85 dwellings)		
	Score			Score		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	++	+	-	++
	+ / ++			+ / ++		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	+	0	0

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)			P005 Castle Road, Colne (85 dwellings)		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
	0	<p>The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely neutral effect with mitigation measures.</p> <p>Mitigation</p> <p>Provision of open space in accordance with standards on site.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>		+	<p>adverse effect on future occupiers if not sufficiently accounted for in the design process.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect f from the medium term with the application of mitigation measures.</p> <p>Mitigation</p> <p>Suitable offset from pylons required which cross the Site. Delivery of on-site open space, and where required contribution towards off site open space needs.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	+	0	0
	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development is likely to increase passing problems caused by on-street parking on Lidgett if vehicular access is to be taken from the south.</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, on balance, the site is considered to score a neutral effect for this objective.</p> <p>Term</p> <p>Neutral effects with implementation 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 to encourage a modal shift.</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>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known capacity issues in the local highway network with vehicle access likely to be taken from Castle Road to the north.</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> <p>Term</p> <p>A likely minor positive effect from the medium term with the application 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 to encourage a modal shift.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)			P005 Castle Road, Colne (85 dwellings)		
	Score		Commentary on effects of the policy	Score		Commentary on effects of the policy
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 greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse 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>	-		<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse 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>
7. To conserve and enhance water quality and resources.			<p><u>Likely Significant Effects</u></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. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>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>			<p><u>Likely Significant Effects</u></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. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>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	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)		P005 Castle Road, Colne (85 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
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> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
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>	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>

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)			P005 Castle Road, Colne (85 dwellings)				
	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></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><u>Term</u></p> <p>Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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></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><u>Term</u></p> <p>Uncertain effects to submission of a planning application.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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.	-	<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	0	-	--	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.</p> <p>The Site is known to fulfil a role for protected species including ground nesting birds. The Site is comprised primarily of improved grassland with some scattered scrub.</p>	0	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.</p> <p>The Site is known to fulfil a role for protected species including ground nesting birds. The Site is comprised primarily of improved grassland with some scattered scrub.</p>

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)		P005 Castle Road, Colne (85 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure network.	-/--	<p>The Site a locally important source of green infrastructure and its development will result in its permanent loss. Its development is unlikely to affect this corridor and could give rise to opportunity for its enhancement</p> <p><u>Term</u> Adverse to significant adverse effects likely in the short to medium term and most significant at construction and after occupation. Reducing effects in the longer term with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on to the site in line with policy, particularly where this will benefit existing wildlife. Open space and landscaping. The Site has the potential to connect to and enhance the local green infrastructure network running to the east which is within the same landownership. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</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>The Site forms part of locally important source of green infrastructure, with two public rights of way crossing the site. The development of the smaller part of P005 enables the wider site (in the same ownership) to be safeguarded from development enabling its continued use for recreation and by wildlife.</p> <p><u>Term</u> Adverse to potentially significant adverse effects likely in the short to medium term and most significant at construction and after occupation. Reducing effects in the longer term with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on the site in line with policy, particularly where this will benefit existing wildlife. Open space and landscaping. The Site has the potential to connect to and enhance the local green infrastructure network running to the east which is within the same landownership. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)		P005 Castle Road, Colne (85 dwellings)	
	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 comprised on greenfield land situated on the east of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. The development would link the Lidgett and Bents Conservation Area to Colne destroying its setting and result in significant urban change resulting in the loss of “the rough” which forms part of the green infrastructure of Colne. The loss of this site to development would represent a significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>A much reduced scale of development confined to the northern part of the Site. High standard of design and materials use. Landscaping 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 Site is comprised on greenfield land situated on the east of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. There may be some visual connection to the Lidgett and Bents Conservation Area to the south east, however intervening land which is currently open and forms part of its rural setting would remain. The visual links would be fairly distant and no closer than existing modern development located to the south, which forms the wider built context to the site when viewed from the conservation area. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Any adverse effects are likely to be most prominent in the short term during the construction phase and in time will reduce. The adoption of mitigation measures will further reduce the effects caused.</p> <p><u>Mitigation</u></p> <p>A much reduced scale of development confined to the northern part of the Site. High standard of design and materials use. Landscaping open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P005 Land between Castle Road and Skipton Old Road, Colne (282 dwellings)		P005 Castle Road, Colne (85 dwellings)	
	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 Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site in part displays some of features which reflect the prevailing landscape character within this zone, including broad open areas, dry stone walls, and moorland grasses. Within the west however the prevailing character is semi urban being located on the urban fringe and influenced by modern development. The Site is comprised of greenfield land situated on the eastern edge of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. The development would link the Lidgett and Bents Conservation Area to Colne, destroying its setting, and result in significant urbanization which would include the loss of “the rough” which forms part of the green infrastructure of Colne. The development would cross a locally prominent ridge line and would see urban form spill into new views within areas which are characteristically rural. The development would result in a loss of rural landscape which has some qualities of upland moorland and the tranquility of this landscape would be permanently lost. The loss of this site to development would represent a significant adverse effect for this objective.</p> <p><u>Term</u> Significant adverse effects likely to remain permanent.</p> <p><u>Mitigation</u> A much reduced scale of development confined to the northern part of the Site. High standard of design and materials use. Landscaping open space.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site in part displays some of features which reflect the prevailing landscape character within this zone, including broad open areas, dry stone walls, and moorland grasses. Within the west however the prevailing character is semi urban being located on the urban fringe and influenced by modern development. It also occupies land which is flatter and less prominent within the wider landscape. The Site is comprised of greenfield land situated on the eastern edge of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. There may be some visual connection to the Lidgett and Bents Conservation Area to the south east, however intervening land which is currently open and forms part of its rural setting would remain. The visual links would be fairly distant and no closer than existing modern development located to the south, which forms the wider built context to the site when viewed from the conservation area. A public right of way crosses through the site with adjoining another route within the northern part of the site. The development of the site would bring development envelope these routes altering their character and experience had along this route. The route however runs close to the urban edge of Colne with residential dwellings/school buildings highly visible and as such the extent of this change would be more limited and there is opportunity to create new walking routes with a countryside aspect. The development would respect and retain the rural character of land falling west safeguarding this area from permanent loss and therefore avoid significant harm, in line with the conclusions of the recent Appeal decision for this site.</p> <p><u>Term</u> Adverse effects likely to be most significant during the construction phase and in the short to medium term. The effects will reduce in the longer term as the development integrates and establishes in the wider built fabric of Colne and landscaping/mitigation measures mature.</p> <p><u>Mitigation</u> High standard of design and materials use. Landscaping open space. PROW framed by open space and a new route created to the east. The layout and form of the development should work with local topography and natural features to limit effects on the local landscape and its visibility from the east.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

P105 Halifax Road (Site A), Nelson

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)			P105 Halifax Road (Site A), Nelson (125 dwellings)		
	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 Site has a capacity for 197 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effect from the short-medium term.</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>The Site is viable for proposed use.</p> <p>Uncertainties</p> <p>None.</p>		++	<p>Likely Significant Effects</p> <p>The Site has a capacity for 125 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effect from the short-medium term.</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing.</p> <p>Assumptions</p> <p>The Site is viable for proposed use.</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 + 0	<p>Likely Significant Effects</p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Nelson 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 proposal is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive effect from the medium term.</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 development site is not currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Nelson 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 proposal is considered to have a minor positive effect for this objective.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)			P105 Halifax Road (Site A), Nelson (125 dwellings)		
	Score			Commentary on effects of the policy		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	Likely Significant Effects The Site is located within 800m of one or more key service, or 2,000m of a town centre (Nelson). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 800m of a primary school and 2000m of a secondary school The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective. Term Minor positive effects from the medium term with the implementation of mitigation measures if needed. Mitigation Contributions may be required towards service provision where required and tests are met. Assumptions None. Uncertainties The Site is located in an area with low-moderate viability (Medium-High risk)		
	+			+		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	Likely Significant Effects The Site is located within 800m of a GP or open space. The Site is used as informal open space, scope however exists within the development to accommodate new formal open space including playspace. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential uses, allotments and open countryside.		

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)			P105 Halifax Road (Site A), Nelson (125 dwellings)		
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
	+	<p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p>Term</p> <p>Likely minor positive effects from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>On site provision of open space</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		+	<p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p>Term</p> <p>Likely minor positive effects from the medium term with implementation of mitigation measures.</p> <p>Mitigation</p> <p>On site provision of open space</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	-	+	0	0
	0		<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues within the locality.</p> <p>The development may adversely affect major water infrastructure which runs east west through the site, reducing its capacity for development.</p> <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 for this objective.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Existing wayleave to be taken into account through the design process, with development generally kept to the north of this.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	+	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues within the locality.</p> <p>The reduced capacity of the Site should mean that the development does not adversely affect water infrastructure crossing the site. 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> <p>Term</p> <p>A likely minor positive from the medium term.</p> <p>Mitigation</p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)		P105 Halifax Road (Site A), Nelson (125 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects</p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse 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 comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</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 50m of a watercourse or water body. Local drainage issues exist which is likely to need upgrading with development of the Site. This is due to the site fulfilling a role as part of the source of Edge End Brook.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Trending towards neutral with mitigation measures.</p> <p>Mitigation</p> <p>New drainage infrastructure is likely necessary especially within the northern part of the Site (the lowest part of the Site) in order to develop the Site without resulting in adverse effects for existing residents.</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 50m of a watercourse or water body. Local drainage issues exist which is likely to need upgrading with development of the Site. This is due to the site fulfilling a role as part of the source of Edge End Brook.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Trending towards neutral with mitigation measures.</p> <p>Mitigation</p> <p>New drainage infrastructure is likely necessary especially within the northern part of the Site (the lowest part of the Site) in order to develop the Site without resulting in adverse effects for existing residents.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)		P105 Halifax Road (Site A), Nelson (125 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
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> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective. The Site is generally wet functioning as part of the local river system.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>	0	<p><u>Likely Significant Effects</u> The Site is located in Flood Zone 1 and as such has a neutral effect on this objective. The Site is generally wet functioning as part of the local river system.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
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>	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>

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)			P105 Halifax Road (Site A), Nelson (125 dwellings)		
	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 a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</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 a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green	0	-	0	0	-	0
		<p><u>Likely Significant Effects</u> The Site does not affect any designated site. The Site is known to fulfil a role for some protected species (as part of the wider parcel of open space). The Site features improved grassland. The Site is not located within the Green Infrastructure Network.</p>			<p><u>Likely Significant Effects</u> The Site does not affect any designated site. The Site is known to fulfil a role for some protected species (as part of the wider parcel of open space). The Site features improved grassland. The Site is not located within the Green Infrastructure Network.</p>	

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)		P105 Halifax Road (Site A), Nelson (125 dwellings)	
	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 likely minor adverse effect on this objective.</p> <p><u>Term</u> Adverse effect is likely in the short term during construction and early years post occupation. Once development has completed it is likely some activity will return to the wider area, noting the existing built and contained character of this area of open land. In the longer term the effects of the development are expected to be neutral where mitigation and enhancement measures are successful.</p> <p><u>Mitigation</u> Habitat retention and enhancement. Biodiversity offsetting measures including habitat areas, open space, landscaping, and provision for protected species such as bird boxes as required. A reduction in the capacity of the Site would assist in reducing the effects on this objective and give rise to increased opportunity for mitigation measures to be provided within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	-	<p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u> Adverse effect is likely in the short term during construction and early years post occupation. Once development has completed it is likely some activity will return to the wider area, noting the existing built and contained character of this area of open land. In the longer term the effects of the development are expected to be neutral where mitigation and enhancement measures are successful.</p> <p><u>Mitigation</u> Habitat retention and enhancement. Biodiversity offsetting measures including habitat areas, open space, landscaping, and provision for protected species such as bird boxes as required. The reduced site capacity enables greater scope for these mitigation measures to be implemented through the design of the scheme.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)		P105 Halifax Road (Site A), Nelson (125 dwellings)	
	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 not located within a conservation area but is located near to a listed building. The development of the Site could result in adverse effects on this asset. The extent of this harm is likely to be reduced by the existing suburb context of the wider area and the potential for mitigation measures to reduce the impacts.</p> <p><u>Term</u></p> <p>Adverse effects with potential to reduce.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to west and south. A reduction in the capacity of the Site would assist in reducing the effects on this objective and give rise to increased opportunity for mitigation measures to be provided within the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p>	-	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a conservation area but is located near to a listed building. The development of the Site could result in adverse effects on this asset. The extent of this harm is likely to be reduced by the existing suburb context of the wider area and the potential for mitigation measures to reduce the impacts.</p> <p><u>Term</u></p> <p>Adverse effects with potential to reduce.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to west and south. The reduced site capacity enables greater scope for these mitigation measures to be implemented through the design of the scheme.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p>

SA Objective	P105 Halifax Road (Site A), Nelson (197 dwellings)		P105 Halifax Road (Site A), Nelson (125 dwellings)	
	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 urban character area. The Site does not contribute towards this character area being comprised of open land within a predominantly suburban area of Nelson/Brierfield. The Site is located within an area of designated settlement character and would further close the remaining gap between Nelson and Brierfield. The site is however located within the settlement boundary and sites within a wider parcel of open land which is contained on all sides by existing development. This parcel is prominent within the local landscape, and as such the site is visible from long distant views. The Site steepens to the south, rising significantly beyond its boundary to Kings Causeway to the south. Several public rights of way cross the site, and whilst framed by urban development, the development of the site would result in a loss of open land, significantly altering the character of some of these routes. A group TPO exists within the site which will need to be retained. Adverse effects may also have a connection with an existing listed building. Taking account the above, adverse to significant adverse effects may arise from the development on this site depending on its scale, form and extent.</p> <p><u>Term</u></p> <p>Potential significant adverse effects during construction. The permanence and significance of this adverse effect in the longer term will depend on the scale, form and extent of the development, and success of mitigation measures implemented through its development.</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles. Boundary treatments. Development could be confined to northern areas of the site to reduce effects on landscape and setting, with the form, scale and layout of the development working with the topography and natural features, reducing in density to higher and more prominent parts of the site. Retain and suitably offset development from TPO. Existing PROW should be retained and made part of the green infrastructure network provided within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</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 being comprised of open land within a predominantly suburban area of Nelson/Brierfield. The Site is located within an area of designated settlement character and would further close the remaining gap between Nelson and Brierfield. The site is however located within the settlement boundary and sites within a wider parcel of open land which is contained on all sides by existing development. This parcel is prominent within the local landscape, and as such the site is potentially visible from long distant views. The Site steepens to the south, rising significantly beyond its boundary to Kings Causeway to the south. Several public rights of way cross the site, and whilst framed by urban development, the development of the site would result in a loss of open land, significantly altering the character of some of these routes. A group TPO exists within the site which will need to be retained. Adverse effects may also have a connection with an existing listed building. Taking account the above, adverse to significant adverse effects may arise from the development on this site depending on its scale, form and extent.</p> <p><u>Term</u></p> <p>Potential significant adverse effects during construction. The permanence and significance of this adverse effect in the longer term will depend on the scale, form and extent of the development, and success of mitigation measures implemented through its development. This has a greater likelihood of success given the reduced scale of the site from that submitted.</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles. Boundary treatments. Development could be confined to northern areas of the site to reduce effects on landscape and setting, with the form, scale and layout of the development working with the topography and natural features, reducing in density to higher and more prominent parts of the site. Retain and suitably offset development from TPO. Existing PROW should be retained and made part of the green infrastructure network provided within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p>

P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	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>Phase 1 (150 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site has a capacity for 150 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect from the short-medium term.</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing.</p> <p><u>Assumptions</u></p> <p>The Site is viable for proposed use.</p> <p><u>Uncertainties</u></p> <p>None.</p>	++	<p><u>Likely Significant Effects</u></p> <p>The Site has a capacity for 100 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect from the short-medium term.</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing.</p> <p><u>Assumptions</u></p> <p>The Site is viable for proposed use.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+	<p><u>Phase 3 (45 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 45 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect in the medium to long term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings)			P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)		
	<i>Boxes separated for Phase 1 and 3 where assessment is different</i>					
	Score			Score		
	Commentary on effects of the policy			Commentary on effects of the policy		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	0	+	0
	Likely Significant Effects			Likely Significant Effects		
	The Site is not in use for employment.			The Site is not in use for employment.		
	The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).			The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).		
	The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.			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 proposal is considered to have a minor positive effect for this objective.			Accounting for the above, the proposal is considered to have a minor positive effect for this objective.		
	Term			Term		
	A minor positive effect for the plan period.			A minor positive effect for the plan period.		
	Mitigation			Mitigation		
	None.			None.		
	Assumptions			Assumptions		
	None.			None.		
	Uncertainties			Uncertainties		
	None.			None.		
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	++	-	0
	Likely Significant Effects			Likely Significant Effects		
	The Site is located within 800m of a local centre (Earby)			The Site is located within 800m of a local centre (Earby)		
	No service provision is proposed on site. The development will result in increased pressure on services.			No service provision is proposed on site. The development will result in increased pressure on services.		
	The Site is located within 2000m of a primary school.			The Site is located within 2000m of a primary school.		
	The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.			The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.		
	Term			Term		

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings)			P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)		
	<i>Boxes separated for Phase 1 and 3 where assessment is different</i>					
	Score	Commentary on effects of the policy		Score	Commentary on effects of the policy	
	+	<p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>		+	<p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	++	0	0
	+	<p>Likely Significant Effects The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The proposal is in a rural location and surrounded open countryside. The proposed use is consistent with current uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Delivery of open space on site. Contribution towards open space provision may be required.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>		+	<p>Likely Significant Effects The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The proposal is in a rural location and surrounded open countryside. The proposed use is consistent with current uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p>Mitigation Delivery of open space on site. Contribution towards open space provision may be required.</p> <p>Assumptions None.</p> <p>Uncertainties None</p>	

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings)				P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)			
	Boxes separated for Phase 1 and 3 where assessment is different							
	Score			Commentary on effects of the policy	Score			Commentary on effects of the policy
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues in vicinity to the site. The Site on its own and cumulatively the development of the Site with P264 and P265 would represent a significant extension to Earby requiring further assessment of the impact on the wider highway network.</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> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of highway impact required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues within the locality.</p> <p>The reduced capacity of the Site should mean that the development does not adversely affect water infrastructure crossing the site. 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> <p><u>Term</u></p> <p>A likely minor positive from the medium term.</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.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+				+			

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Phase 1 (150 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse 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>	-/--	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield and may comprise partially of BMV land. The proposal is therefore considered to have a minor adverse to significant adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse to significant adverse effect where BMV land is lost to development.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate. Avoidance of BMV land for development as far as possible. Further assessment of land quality required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	--	<p><u>Phase 3 (45 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is greenfield and may include BMV land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate. Avoidance of BMV land for development as far as possible. Further assessment of land quality required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>		

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings)			P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)		
	<i>Boxes separated for Phase 1 and 3 where assessment is different</i>					
	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>Phase 1 (150 dwellings)</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse or water body (Earby Beck).</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><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream.</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 10m of a watercourse or water body (Earby Beck).</p> <p>The development is likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	--	-	<p>(Phase 3 45 dwellings)</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Earby Beck).</p>			

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	-	<p>The development is likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</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>Phase 1 (150 dwellings)</u></p> <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 the 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, there is a medium risk of flooding from surface water. Flood risk is unlikely to cause a significant constraint to developing the site, as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of areas most at risk of flooding.</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	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	0	<p><u>Phase 3 (45 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1, there is a medium risk of flooding from surface water. Flood risk is unlikely to cause a significant constraint to developing the site, as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of areas most at risk of flooding.</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>		
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>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></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</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 in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings)			P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)		
	<i>Boxes separated for Phase 1 and 3 where assessment is different</i>					
	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.	-	<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	0	?	0	0	?	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. The Site is predominantly improved grassland.</p> <p>The Site is not located within the Green Infrastructure network.</p>			<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>	

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
infrastructure network.	0	<p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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> None.</p> <p><u>Uncertainties</u> None.</p>	0	<p><u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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> None.</p> <p><u>Uncertainties</u> None.</p>

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	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>Phase 1 (150 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside which does not reflect its current settlement pattern. The scale of development proposed also conflicts with that in this part of the conservation area, departing from the form of development and its character. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road.</p> <p><u>Term</u></p> <p>Likely significant adverse effect with potential slight reduction with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road. The amalgamation and consolidation of the site with P265 which is located adjacent to the west would go some way in reducing this effect.</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 adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development of the site would represent a major extension of Earby into the open countryside, however does give rise to the opportunity to 'round off' the settlement pattern. The scale of development proposed could conflict with that in this part of the conservation area, and may depart from the form of development and its character. The proposal would limit views of the conservation area from public routes and Stoney Bank Road. Some limited views of the development may be experienced from within the conservation area. The larger area of the site (than P265) but its reduced overall capacity (in contrast to P263/P265) gives rise to the opportunity to soften adverse effects caused by developing the site with increase scope for the adoption of sensitive boundary treatments, layout, form and type of dwellings to reduce the long term effects.</p> <p><u>Term</u></p> <p>Potential significant adverse effects in the short term. The harm arising from the development of the site will be highest during construction, reducing once completed and mitigation measures take effect with landscaping maturing and the development integrating into the wider area.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	--	<p><u>Phase 3 (45 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within Earby Conservation Area. The proposal represents a major development within the Conservation Area significantly altering the character of the area in contrast to the form of development found within the conservation area in this part of the settlement. The proposal would significantly extend the built up area of Earby into the open countryside and is highly visible from the south and east.</p> <p><u>Term</u></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development. Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Boundary treatment along the southern and eastern boundary and towards the built area. The amalgamation and consolidation of the site with P263 which is located adjacent to the east would go some way in reducing this effect.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>		

<p>14. To conserve and enhance landscape character and townscapes.</p>	<p>--</p>	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Rolling Upland Farmland Character Area (Zone 14b). The Site is considered part of the transitional landscape from the low valley to rising moorland to the east, and affords views from Earby of this landscape. The Site contributes to this landscape character area providing a large open area, which features dry-stone wall boundaries. Connectivity with wider open areas are limited somewhat by the vegetated route of Mill Lane to the east. Some harm will be experienced to the LCA at a local level if developed. The Site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside which does not reflect its current settlement pattern and is not contiguous with the settlement boundary. The scale of development proposed also conflicts with that in this part of the conservation area, departing from the form of development and its character. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road. The proposal is highly visible from the east including from high ground, and would significantly adversely affect PROW running to the east and west of the Site inclusive of the Pendle Way. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely significant adverse effect with potential slight reduction with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road. The amalgamation and consolidation of the site with P265 which is located adjacent to the west would go some way in reducing this effect.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>	<p>-</p>	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Rolling Upland Farmland Character Area (Zone 14b). The Site is considered part of the transitional landscape from the low valley to rising moorland to the east, and affords views from Earby of this landscape. The Site contributes to this landscape character area providing a large open area, which features dry-stone wall boundaries. Connectivity with wider open areas are limited somewhat by the vegetated route of Mill Lane to the east. Some harm will be experienced to the LCA at a local level if developed. The Site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development of the site would represent a major extension of Earby into the open countryside, however does give rise to the opportunity to 'round off' the settlement pattern, and as well as the potential to enhance the setting and interaction of the settlement with the open countryside which at this point is relatively poor and provides for a hard and highly visible development. The scale of development proposed could conflict with that in this part of the conservation area, and may depart from the form of development and its character. The proposal would limit views of the conservation area from public routes and Stoney Bank Road including from the PROW to the east and from higher ground. Some limited views of the development may be experienced from within the conservation area. The larger area of the site (than P265) but its reduced overall capacity (in contrast to P263/P265) gives rise to the opportunity to soften adverse effects caused by developing the site with increase scope for the adoption of sensitive boundary treatments, layout, form and type of dwellings to reduce the long term effects. Setting back from the PROW to the east (Mill Lane) will retain some rural setting and outlook from this route to the west.</p> <p><u>Term</u></p> <p>Potential significant adverse effects in the short to medium term. The harm arising from the development of the site will be highest during construction and in at least the short term after occupation. The effects on this objective are assessed to reduce in the medium and longer term once mitigation measures take effect with landscaping maturing and the development integrates into the wider area.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
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SA Objective	P263/P265 Land off Stoney Bank Road (Phase 1 & 3), Earby (collectively 195 dwellings) <i>Boxes separated for Phase 1 and 3 where assessment is different</i>		P263/P265 Land off Stoney Bank Road, Earby (collectively 100 dwellings)	
	Score	Commentary on effects of the policy	Score	Commentary on effects of the policy
	-	<p><u>Phase 3 (45 dwellings)</u></p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site is not considered to fulfil a significant role within this character area with land to the east fulfilling a more important role locally. Its development is unlikely to harm this character area. The proposal would significantly extend the built up area of Earby into the open countryside and is highly visible from the south and east, including from PROW. The Site is located within the Earby Conservation Area and has been found to have likely significant harm to the Conservation Area if developed (potentially reducing with mitigation measures).</p> <p><u>Term</u></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development. Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Boundary treatment along southern and eastern boundary.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>		