

## **Appendix 5: Sustainability Appraisal of Preferred Housing Sites and Reasonable Alternatives**

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## P001 Land off South Valley Drive, Colne & P002 Lidgett Triangle Colne

| SA Objective  | P001 Land off South Valley Drive, Colne |   |  | P002 Lidgett Triangle, Colne |   |  |
|---|---|---|--|------------------------------|---|--|
|   | Score                                   | Commentary on effects of the policy   |  | Score                        | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                       | <p><b>Likely Significant Effects</b></p> <p>The Site has a capacity for 60 dwellings, with potential for a mix of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough. As a result the proposal is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent positive effect from the short-medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>The Site is viable for proposed use.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | ++                           | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 100 dwellings with potential for the delivery of new housing to a broad range of sizes, types and tenures to meet a wide range of housing need, helping to diversify and improve the quality of housing stock available within the Borough. As a result the proposal is considered to have a significant positive effect for this policy objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effects from the medium-long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing</p> <p><b>Assumptions</b></p> <p>The Site is viable for the proposed use.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p>  |  | 0 + 0                        | <p><b>Likely Significant Effects</b></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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p>  |  |

| SA Objective  | P001 Land off South Valley Drive, Colne |  |   | P002 Lidgett Triangle, Colne |  |   |
|---|---|--|---|------------------------------|--|---|
|   | Score                                   | Commentary on effects of the policy  |   | Score                        | Commentary on effects of the policy  |   |
|   | +                                       | Permanent Positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   | +                            | Permanent Positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +                                       | -  | 0 | +                            | -  | + |
|   | 0                                       | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of the nearest primary school.<br>Accounting for the above, on balance, the site is considered to score neutrally for this objective.<br><u>Term</u><br>Neutral effects likely over the plan period. |   | +                            | <u>Like Significant Effects</u><br>The Site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is located within 800m of a school and 2000m of a secondary school.<br>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.<br><u>Term</u><br>Minor positive likely over the plan period. |   |
|   |   | <u>Mitigation</u><br>Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes.<br><u>Assumptions</u><br>The development of the Site for the proposed use is viable.<br><u>Uncertainties</u> (Medium risk)<br>Success of measures to encourage travel by means other than the car.   |   | +                            | <u>Mitigation</u><br>Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes.<br><u>Assumptions</u><br>The development of the Site for the proposed use is viable.<br><u>Uncertainties</u><br>Success of measures to encourage travel by means other than the car. Medium risk.  |   |

| SA Objective   | P001 Land off South Valley Drive, Colne |   |   |   | P002 Lidgett Triangle, Colne |   |   |   |
|--|---|---|---|---|------------------------------|---|---|---|
|  | Score                                   |   |   | Commentary on effects of the policy   | Score                        |   |   | Commentary on effects of the policy   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | +                                       | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect once development is complete</p> <p><b><u>Mitigation</u></b></p> <p>Provision of open space in accordance with standards on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> | +                            | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect once development is complete</p> <p><b><u>Mitigation</u></b></p> <p>Provision of open space in accordance with standards on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance away from known bottlenecks in the highway network.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>   | +                            | - | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>The development of 100 dwellings is likely to cause adverse effects in the local highway network given narrow streets and on-street parking in the local area.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p>  |



| SA Objective  | P001 Land off South Valley Drive, Colne |  | P002 Lidgett Triangle, Colne |   |
|---|---|--|------------------------------|---|
|   | Score                                   | Commentary on effects of the policy  | Score                        | Commentary on effects of the policy   |
|   | +                                       | Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.<br><b><u>Term</u></b><br>Potential permanent minor positive effects.<br><b><u>Mitigation</u></b><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><b><u>Assumptions</u></b><br>Scope and viability to promote and invest in sustainable transport modes.<br><b><u>Uncertainties</u></b><br>Use of sustainable modes of travel in accessing the site. (Medium) | 0                            | Accounting for the above, on balance, the site is considered to score neutrally for this objective.<br><b><u>Term</u></b><br>Potential permanent neutral effects.<br><b><u>Mitigation</u></b><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><b><u>Assumptions</u></b><br>Scope and viability to promote and invest in sustainable transport modes.<br><b><u>Uncertainties</u></b><br>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium) |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -                                       | <b><u>Likely Significant Effects</u></b><br>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.<br><b><u>Term</u></b><br>Permanent adverse effects over the plan period.<br><b><u>Mitigation</u></b><br>Adoption of higher densities to reduce land take if appropriate.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.  | -                            | <b><u>Likely Significant Effects</u></b><br>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.<br><b><u>Term</u></b><br>Permanent adverse effects over the plan period.<br><b><u>Mitigation</u></b><br>Adoption of higher densities to reduce land take if appropriate.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.   |
| 7. To conserve and enhance water quality and resources.                   | 0                                       | 0  | 0                            | 0   |
|   |   | <b><u>Likely Significant Effects</u></b><br>The Site is beyond 50m from the nearest watercourse/body.<br>The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have neutral effect on this objective.  |                              | <b><u>Likely Significant Effects</u></b><br>The Site is beyond 50m from the nearest watercourse/body.<br>The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have neutral effect on this objective.   |

| SA Objective   | P001 Land off South Valley Drive, Colne |   | P002 Lidgett Triangle, Colne |   |
|--|---|---|------------------------------|---|
|  | Score                                   | Commentary on effects of the policy   | Score                        | Commentary on effects of the policy   |
|  | <b>0</b>                                | <u>Term</u><br>Permanent neutral effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | <b>0</b>                     | <u>Term</u><br>Permanent neutral effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | <b>0</b>                                | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Likely neutral effects with sufficient drainage measures implemented through the design of the development.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. | <b>0</b>                     | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Likely neutral effects with sufficient drainage measures implemented through the design of the development.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. |
| 9. To improve air quality.   | <b>0</b>                                | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effects.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  | <b>0</b>                     | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effects.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  |

| SA Objective  | P001 Land off South Valley Drive, Colne |   |  | P002 Lidgett Triangle, Colne |   |  |
|---|---|---|--|------------------------------|---|--|
|   | Score                                   | Commentary on effects of the policy   |  | Score                        | Commentary on effects of the policy   |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?                                       | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?                            | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0                            | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent Neutral effect</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0 - 0                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.<br/>Site covered by an area of ecological interest (LERN record) The Site is comprised primarily of improved grassland.<br/>The Site is not located within a Green Infrastructure corridor.</p>   |  | 0 ? +                        | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.<br/>It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland.</p>  |  |

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|--|---|--|------------------------------|--|
|  | Score                                   | Commentary on effects of the policy  | Score                        | Commentary on effects of the policy  |
| infrastructure network.  | -                                       | <p><b><u>Term</u></b><br/>Adverse effects during the build process with effects likely to reduce in the longer term.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>                     | +                            | <p>The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p> <p><b><u>Term</u></b><br/>Adverse effects during the build process with effects likely to reduce over time becoming positive as habitat provision and greenspace matures and links into wider Green Infrastructure network.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | --                           | <p><b><u>Likely Significant Effects</u></b><br/>The Site is wholly within the Lidgett and Bents Conservation Area, and closely related to Standroyd a Grade II Listed building. A further 3 listed buildings/structures exist within close vicinity to the Site which also may be affected by the Site's development. The development of the Site for 100 dwellings is likely to result in significant adverse effects for the historical environment causing significant and demonstrable harm which could not be mitigated.</p> <p><b><u>Term</u></b><br/>Likely permanent significant adverse effects.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |

| SA Objective  | P001 Land off South Valley Drive, Colne |   | P002 Lidgett Triangle, Colne |  |
|---|---|---|------------------------------|--|
|   | Score                                   | Commentary on effects of the policy   | Score                        | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area (zone 6a). The Sites shares limited features to the prevailing landscape within this zone, rising steeply from the existing urban area. The urban fringe location means that the site is highly influenced by and connected to the urban area. The Site is on raised ground and would be seen from a large distance away. This view however would be seen in the context of the existing settlement located immediately adjacent. The development of the Site would disrupt and alter views from existing PROW to the west and south. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><b><u>Mitigation</u></b></p> <p>High standard of design and materials use. Landscaping open space. Establishing a sense of place could result in the development enhancing the settlement edge in this location if implemented.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --                           | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Rolling Upland Farmland Character Area (Zone 14b) however shares limited physical similarities to the prevailing open upland form found in this area representing a relatively small area of contained land (though acknowledged to be of local value). The development of the Site would significantly urbanise the area destroying the small cluster stone base village feel of Bents Lane to the east which is key to local character. The Site is wholly within the Lidgett and Bents Conservation Area, and closely related to Standroyd a Grade II Listed building. A further 3 listed buildings/structures exist within close vicinity to the Site which also may be affected by the Site's development. A TPO surrounds the site to the north, west, and south. The development of the Site for 100 dwellings is likely to result in significant adverse effects for the historical environment causing significant and demonstrable harm which could not be mitigated.</p> <p>Some landscape benefits could arise by extending the Green Infrastructure network into the Site through open space and landscaping provision however this would not overcome the significant harm caused to the conservation area and listed building.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effects potentially reducing over time following completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Loss of trees to be avoided. New public open space and landscaping to complement and extend into the wider Green Infrastructure network.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P003 Barnfield, Blacko Bar Road, Roughlee & P004 Land South of Quernemore Drive, Kelbrook

| SA Objective  | P003 Barnfield, Blacko Bar Road, Roughlee |   |   | P004 Land South of Quernemore Drive, Kelbrook |  |   |
|---|---|---|---|---|--|---|
|   | Score                                     | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has a capacity for 23 dwellings and as a result is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect from the short-medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has a capacity for 59 dwellings and as a result is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></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 | 0   | +  | 0 |
|   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is available for housing and employment with employment land likely to take up between 0.1ha and 0.99ha of the Site.</p> <p>The Site is located beyond 2000m of a major employment site (Riverside Business Park) as such is assessed to score neutrally 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><b><u>Term</u></b></p> |   |   | <p><b><u>Likely Significant Effects</u></b></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 (West Craven Business Park) 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |   |

| SA Objective  | P003 Barnfield, Blacko Bar Road, Roughlee |  |  | P004 Land South of Quernemore Drive, Kelbrook |   |  |
|---|---|--|--|---|---|--|
|   | Score                                     | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy   |  |
|   | +   | Permanent minor positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>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.<br><u>Uncertainties</u><br>None.  |  | +   | Permanent minor Positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Use of sustainable modes of transport to access employment. Medium risk.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | - - 0                                     | <u>Likely Significant Effects</u><br>The Site is located in excess of 2,000m from all services/a town centre or local shopping centre.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of the nearest primary school.<br>Accounting for the above, on balance, the site is considered to have minor adverse effect for this objective.<br><u>Term</u><br>Likely adverse effects potentially reducing over time. |  | + - 0   | <u>Like Significant Effects</u><br>The Site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of the nearest primary school.<br>Accounting for the above, on balance, the site is considered to score a neutral effect on this objective.<br><u>Term</u><br>Likely initial adverse effects reducing to neutral over time. |  |
|   | -   | <u>Mitigation</u><br>The Site has limited accessibility to existing services and facilities. The Site is not of a scale or location where sustainable transport modes or new services could be provided to moderate this effect.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | 0   | <u>Mitigation</u><br>Planning contributions may be sought for service provision where justified by evidence. The Site's location in close proximity to public transport provision and cycling and pedestrian infrastructure increasing the prospect of use instead of car.<br><u>Assumptions</u><br>The development of the Site for the proposed use is viable.<br><u>Uncertainties</u><br>Success of measures to encourage travel by means other than the car. Medium risk.  |  |

| SA Objective   | P003 Barnfield, Blacko Bar Road, Roughlee |   |                                     | P004 Land South of Quernemore Drive, Kelbrook   |   |                                     |   |  |
|--|---|---|-------------------------------------|---|---|-------------------------------------|---|--|
|  | Score                                     |   | Commentary on effects of the policy | Score   |   | Commentary on effects of the policy |   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | +   | - | 0                                   | Likely Significant Effects<br>The Site is located within 800m of a GP or open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential and open countryside. Neighbouring uses are considered to be compatible with the proposed use.<br>Accounting for the above, on balance, the site is considered to score neutrally for this objective. | + | 0                                   | 0 | Likely Significant Effects<br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.<br>Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.   |
|  |   |   |                                     |   |   |                                     |   |  |
|  |   |   |                                     | Term<br>Likely initial adverse effects reducing to neutral following completion of the development.<br>Mitigation<br>Planning contributions may be taken towards open space.<br>Assumptions<br>The development of the Site for the proposed use is viable.<br>Uncertainties<br>None   |   |                                     |   | Term<br>Likely initial adverse-neutral effects improving to minor positive effects following completion of the Site.<br>Mitigation<br>Provision of open space in accordance with standards on site.<br>Assumptions<br>None.<br>Uncertainties<br>None   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | -   | 0 | 0                                   | Likely Significant Effects<br>The Site is located within 400m of one or more transport services, however the service operates at irregular intervals and the Site is distant to services and sources of employment.<br>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance away from known bottlenecks in the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.  | + | 0                                   | 0 | Likely Significant Effects<br>The Site is located within 400m of one or more transport services which has a relatively good frequency. The Site is accessible to some services.<br>The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance away from known bottlenecks in the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, on balance, the site is considered to score positively for this objective. |



| SA Objective  | P003 Barnfield, Blacko Bar Road, Roughlee |   | P004 Land South of Quernemore Drive, Kelbrook |  |
|---|---|---|---|--|
|   | Score                                     | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
|   | -   | Accounting for the above, on balance, the site is considered to score a minor adverse effect for this objective.<br><b><u>Term</u></b><br>Likely permanent adverse effects.<br><b><u>Mitigation</u></b><br>Limited opportunity for mitigation owing to the scale and location of the proposal.<br><b><u>Assumptions</u></b><br>Scope and viability to promote and invest in sustainable transport modes.<br><b><u>Uncertainties</u></b><br>Use of sustainable modes of travel in accessing the site. (Medium) | +   | <b><u>Term</u></b><br>Likely permanent positive effects.<br><b><u>Mitigation</u></b><br>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><b><u>Assumptions</u></b><br>Scope and viability to promote and invest in sustainable transport modes.<br><b><u>Uncertainties</u></b><br>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium) |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   | <b><u>Likely Significant Effects</u></b><br>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.<br><b><u>Term</u></b><br>Permanent adverse effects.<br><b><u>Mitigation</u></b><br>Adoption of higher densities to reduce land take if appropriate.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.  | -   | <b><u>Likely Significant Effects</u></b><br>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.<br><b><u>Term</u></b><br>Permanent adverse effects.<br><b><u>Mitigation</u></b><br>Adoption of higher densities to reduce land take if appropriate.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.   |
| 7. To conserve and enhance water quality and resources.                   | -- 0                                      | <b><u>Likely Significant Effects</u></b><br>The Site is within 10m of a water course (Pendle Water).<br>The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have a minor adverse effect for this objective.<br><b><u>Term</u></b>   | 0 0   | <b><u>Likely Significant Effects</u></b><br>The Site is beyond 50m from the nearest watercourse/body.<br>The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have neutral effect on this objective.<br><b><u>Term</u></b><br>Permanent neutral effects.  |

| SA Objective   | P003 Barnfield, Blacko Bar Road, Roughlee |   | P004 Land South of Quernemore Drive, Kelbrook |  |
|--|---|---|---|--|
|  | Score                                     | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
|  | -   | <p>Minor adverse effects potentially reducing following the build period.</p> <p><b><u>Mitigation</u></b><br/>Surface water flow into the water course would need to be managed and treated.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | 0   | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   | <p><b><u>Likely Significant Effects</u></b><br/>Part of site is located in Flood Zone 2/3 with medium surface water flood risk. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects likely to reduce with sufficient drainage infrastructure and suitable design.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to be located outside of flood risk areas.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely neutral effects with sufficient drainage measures implemented through the design of the development.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P003 Barnfield, Blacko Bar Road, Roughlee |   | P004 Land South of Quernemore Drive, Kelbrook |   |
|---|---|---|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent Neutral effect</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent Neutral effect</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | - ? +                                     | <p><b>Likely Significant Effects</b></p> <p>The Site designated a Site of Local Nature Importance and lies within the buffer zone for the Greenfield BHS. A woodland is located in close proximity to the Site.</p> <p>It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland.</p>   | - - +   | <p><b>Likely Significant Effects</b></p> <p>Not located in close proximity to a designated site but does have important links to the South Pennine Moors SPA owing to its role for lapwings.</p> <p>Fields of semi-improved pasture support a significant population of breeding lapwing.</p>   |

| SA Objective   | P003 Barnfield, Blacko Bar Road, Roughlee |   | P004 Land South of Quernemore Drive, Kelbrook |  |
|--|---|---|---|--|
|  | Score                                     | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| infrastructure network.  | 0   | <p>The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p> <p>Overall the development of the Site is assessed to have potential neutral effects for this objective.</p> <p><b>Term</b><br/>Potential neutral effects in the medium to long term with mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | -   | <p>The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p> <p>Overall the development of the Site is assessed to have a minor adverse effect for this objective.</p> <p><b>Term</b><br/>Minor adverse effects from construction reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><b>Term</b><br/>Permanent neutral effects.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | 0   | <p><b>Likely Significant Effects</b><br/>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><b>Term</b><br/>Permanent neutral effects.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P003 Barnfield, Blacko Bar Road, Roughlee |   | P004 Land South of Quernemore Drive, Kelbrook |  |
|---|---|---|---|--|
|   | Score                                     | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The limited scale of the site, containments and close proximity to an existing caravan park means that the Site shows limited physical similarities to the prevailing LCA. The Site would represent a major development in the AONB. The NPPF advises that great weight should be given to conserving and enhancing landscape and scenic beauty in the AONB, with a presumption against major development other than in exceptional circumstances and where it can be demonstrated to be in the public interest. No public interest case has been put forward or is considered to exist in this case. Furthermore the development would close the existing gap between Crow Trees and Roughlee which are currently separate. Developing the Site would represent major change to the built character of the local area, providing ribbon development along Blacko Bar Road, and would adversely affect both landscape and settlement character. Two TPO trees exist within the Site reducing the developable area.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects likely to remain permanent.</p> <p><b><u>Mitigation</u></b></p> <p>A much reduced scale of development. High standard of design and materials use. Landscaping open space. TPO trees to remain.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is on a broad slope to the south of Kelbrook and shares very little physical character to the prevailing features of the wider character area which occupy smaller and more distinct bumps in the landscape. The Site is located at the southern edge of Kelbrook and its development would represent an extension of the built settlement into the open countryside, representing a marginal closing of the gap to Foulridge. The land to the east of Colne Road (A56) is elevated with the existing settlement visible. Existing building visible from Colne Road have no particular architectural merit. Whilst the site has some exposure to the open countryside and inward views of the settlement, the site does provide some potential, if developed sensitively and designed to high quality to provide for an enhanced gateway to the settlement from the site. Potential harm existing heritage assets will need to be managed and mitigated against. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effects in the short to medium term whilst the development is constructed and before landscaping matures. Improving towards a neutral (but still adverse) affect in the longer term.</p> <p><b><u>Mitigation</u></b></p> <p>High standard design, layout and massing. Landscaping and open space.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p> |

## P005 Land between Skipton Old Road and Castle Road, Colne & P008 Land at Great House Farm, Colne

| SA Objective  | P005 Land between Skipton Old Road and Castle Road, Colne |  | P008 Land at Great House Farm, Colne |  |
|---|---|--|--------------------------------------|--|
|   | Score   | Commentary on effects of the policy  | Score                                | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent significant positive effect from the short-medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | ++                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has a capacity for 296 dwellings and as a result is considered to have significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effect from the short-medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> | 0 + 0                                | <p><b><u>Likely Significant Effects</u></b></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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |

| SA Objective  | P005 Land between Skipton Old Road and Castle Road, Colne |  | P008 Land at Great House Farm, Colne                |   |
|---|---|--|---|---|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
|   | +   | <p>Permanent minor positive effects.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>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><b>Uncertainties</b><br/>None.</p>  | +   | <p>Permanent minor Positive effects.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Use of sustainable modes of transport to access employment. Medium risk.</p>  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <div> <div>+</div> <div>-</div> <div>++</div> </div>      | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre. 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 a secondary school. Accounting for the above, on balance, the site is considered to have minor positive to significant positive effect for this objective.</p> <p><b>Term</b><br/>Minor positive effects heading towards significant positive effects over the plan period</p> | <div> <div>+</div> <div>-</div> <div>+</div> </div> | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of one or more services and within 2km of all services within a town centre or local shopping centre. 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. Accounting for the above, on balance, the site is considered to score a minor positive on this objective.</p> <p><b>Term</b><br/>Minor positive effect from the medium to long term.</p> |
|   | +/++  | <p><b>Mitigation</b><br/>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success of measures to encourage travel by means other than the car. Medium risk.</p>   | +   | <p><b>Mitigation</b><br/>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success of measures to encourage travel by means other than the car. Medium risk.</p>  |

| SA Objective   | P005 Land between Skipton Old Road and Castle Road, Colne |  |  | P008 Land at Great House Farm, Colne                |  |  |
|--|---|--|--|---|--|--|
|  | Score   | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | <div> <div>+</div> <div>-</div> <div>0</div> </div>       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>The Site is used informally for recreational activity and its entire loss to development will result in a permanent adverse effect for this objective which is unlikely to be remedied through the provision of new open space as part of the site's redevelopment. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <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><b><u>Term</u></b></p> <p>Likely neutral effect with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of open space in accordance with standards on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |  | <div> <div>+</div> <div>0</div> <div>0</div> </div> | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of open space in accordance with standards on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> <div>0</div> </div>       | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |  | <div> <div>+</div> <div>0</div> <div>0</div> </div> | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due distance away from known bottlenecks in 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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p>   |  |



| SA Objective  | P005 Land between Skipton Old Road and Castle Road, Colne |   |  | P008 Land at Great House Farm, Colne |  |  |
|---|---|---|--|--------------------------------------|--|--|
|   | Score   | Commentary on effects of the policy   |  | Score                                | Commentary on effects of the policy  |  |
|   | 0   | <p>Neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b><br/>Use of sustainable modes of travel in accessing the site. (Medium)</p> |  | +                                    | <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b><br/>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium)</p> |  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   | <p><b>Likely Significant Effects</b><br/>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b><br/>Permanent adverse effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |  | -                                    | <p><b>Likely Significant Effects</b><br/>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b><br/>Permanent adverse effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is beyond 50m from the nearest main watercourse/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><b>Term</b><br/>Permenant neutral effects.</p> | 0                                    | 0  | <p><b>Likely Significant Effects</b><br/>The Site is beyond 50m from the nearest main watercourse/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><b>Term</b><br/>Permanent Neutral effects.</p> |

| SA Objective   | P005 Land between Skipton Old Road and Castle Road, Colne |   | P008 Land at Great House Farm, Colne |   |
|--|---|---|--------------------------------------|---|
|  | Score   | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
|  | <b>0</b>  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | <b>0</b>                             | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | <b>0</b>  | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. | <b>0</b>                             | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. |
| 9. To improve air quality.   | <b>0</b>  | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  | <b>0</b>                             | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  |

| SA Objective  | P005 Land between Skipton Old Road and Castle Road, Colne |  |  | P008 Land at Great House Farm, Colne |  |  |
|---|---|--|--|--------------------------------------|--|--|
|   | Score   | Commentary on effects of the policy  |  | Score                                | Commentary on effects of the policy  |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?                                    | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | -                                    | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0 - --  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 100m of a locally designed site.</p> <p>It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland with some semi improved grassland.</p> <p>Development of the site would not affect the Green Infrastructure Network.</p>   |  |

| SA Objective            | P005 Land between Skipton Old Road and Castle Road, Colne |  | P008 Land at Great House Farm, Colne |  |
|-------------------------|---|--|--------------------------------------|--|
|                         | 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><b><u>Term</u></b><br/>Adverse to significant adverse effects likely in the short to medium term and most significant at construction and after occupation. Reducing towards neutral effects in the longer term with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | -                                    | <p><b><u>Term</u></b><br/>Likely minor adverse effects particularly in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. Development will need to avoid being in close proximity to the local ecological asset located adjacent to the site to the west with sufficient off-set and biodiversity enhancement measures put in place to reduce any potential adverse effects.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |

| SA Objective   | P005 Land between Skipton Old Road and Castle Road, Colne |   | P008 Land at Great House Farm, Colne |   |
|--|---|---|--------------------------------------|---|
|  | Score   | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>A previous planning application to develop the Site was dismissed at appeal owing to the assessed effects on the nearby conservation area.</p> <p><b><u>Term</u></b></p> <p>Adverse effects potentially reducing over time depending on the quality and layout of the development. Developing land distant to the Conservation Area and Listed Buildings close to the high school may also reduce this effect. This area is better related to the existing built form and reduced visual connection owing to topographical changes may serve to further limit this effect.</p> <p><b><u>Mitigation</u></b></p> <p>It may be possible to develop the northern part of the site with lesser adverse effects for heritage which would otherwise be experienced along the southern boundary.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in close proximity to a Grade II listed building at Great House Farm. The Site therefore has a potential relationship with these heritage assets and its development may result in adverse effects for this objective.</p> <p><b><u>Term</u></b></p> <p>Initial harm caused by development of the Site would may reduce over time depending on the quality and layout of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Potential harm on heritage assets to be considered in the planning balance.</p> |

| SA Objective  | P005 Land between Skipton Old Road and Castle Road, Colne |   | P008 Land at Great House Farm, Colne |   |
|---|---|---|--------------------------------------|---|
|   | Score   | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></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 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 Liggett and Bents Conservation Area to Colne 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><b><u>Term</u></b></p> <p>Significant adverse effects likely to remain permanent.</p> <p><b><u>Mitigation</u></b></p> <p>A much reduced scale of development confined to the north and western part of the Site. High standard of design and materials use. Landscaping open space.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character area (Zone 6a). The Site represents this character area quite well with medium sized fields, proximity to woodland, gentle topography and proximity to existing settlements, with the woodland an important local habitat. The development of the site would represent a loss of land which positively contributes to this LCA. The Site is greenfield and is designated Green Belt. The Council has concluded that exception circumstances required to release and develop land from within this designation do not exist with sufficient capacity to meet residual development needs outside of this designation. The development of the Green Belt for the proposed use and scale would be inconsistent with national planning policy for Green Belt. The proposed development would not meet the very special circumstances test in its current form. As such the development of the Site would cause significant and irreversible harm to this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant harm.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p> |

## P010 Land at Wapping, Barnoldswick & P011 Land at Former Richard Street Nurseries, Brierfield

| SA Objective  | P010 Land at Wapping, Barnoldswick |  |  | P011 Land at Former Richard Street Nurseries, Brierfield |  |  |
|---|------------------------------------|--|--|--|--|--|
|   | Score                              | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 38 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | +  | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 35 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Minor positive effect from the medium-long term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The Site is located in an area which experiences low viability.</p>   |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0                              | <p><b><u>Likely Significant Effects</u></b><br/>The proposal does not involve employment land and so scores neutrally for the effects on employment land.<br/>The Site is located within 2000m of a major employment site (Barnoldswick Town Centre) as such is assessed to score positively for its accessibility to services.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Permanent Positive Effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  | 0 + 0  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal does not involve employment land and so scores neutrally for the effects on employment land.<br/>The Site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) as such is assessed to score positively for its accessibility to services.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Permanent Positive effects.</p> <p><b><u>Mitigation</u></b><br/>Scope for mitigation by contribution limited by low viability.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Use of sustainable modes of transport to access employment. Medium risk.</p> |  |

| SA Objective  | P010 Land at Wapping, Barnoldswick                   |   |  | P011 Land at Former Richard Street Nurseries, Brierfield |  |  |
|---|--|---|--|--|--|--|
|   | Score  | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <div> <div>++</div> <div>-</div> <div>+</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of all services and/or a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>Accounting for the above, on balance, the site is considered to have minor positive to significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent minor positive effects heading towards significant positive effects</p> <p><b>Mitigation</b></p> <p>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | <div> <div>++</div> <div>-</div> <div>+</div> </div>     | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of all services and/or a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive to significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent minor positive effects heading towards significant positive effects</p> <p><b>Mitigation</b></p> <p>The Site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement given low viability of site.</p> |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | <div> <div>++</div> <div>-</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space.</p> <p>Little 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 residential and employment uses but within an area which is predominantly residential. Neighbouring uses are largely considered to be compatible with the proposed use.</p>  |  | <div> <div>++</div> <div>-</div> <div>0</div> </div>     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space.</p> <p>Little 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 residential, recreation and open countryside. Neighbouring uses are considered to be compatible with the proposed use.</p> <p>Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p>  |  |



| SA Objective   | P010 Land at Wapping, Barnoldswick |  |   | P011 Land at Former Richard Street Nurseries, Brierfield |   |   |
|--|------------------------------------|--|---|--|---|---|
|  | Score                              | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy   |   |
|  | +                                  | <p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Suitable offset and layout to reflect and minimise adverse effects from existing mill and its continued use.</p> <p><u>Assumptions</u></p> <p>The development of the Site for the proposed use is viable.</p> <p><u>Uncertainties</u></p> <p>None</p>  |   | +  | <p><u>Term</u></p> <p>Minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions may be required towards open space provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of proposal.</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><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and local 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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect for this objective from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p> |   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development is not considered likely to result in an adverse effect on the highway network due its limited scale.</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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions unlikely to be viable. Location of development would promote use of non-car modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium). Viability of development to provide mitigation measures where needed. (High)</p> |   |

| SA Objective  | P010 Land at Wapping, Barnoldswick |   | P011 Land at Former Richard Street Nurseries, Brierfield |  |
|---|------------------------------------|---|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent adverse effects over the plan period.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | ++   | <p><b>Likely Significant Effects</b></p> <p>The Site is brownfield comprising of over grown vacant land located within the settlement boundary. Its redevelopment for housing would provide significant positive effects for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | - 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m from the nearest watercourse/body. 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><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Avoidance of development close to watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -- 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a body of water. The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Minor negative effects potentially reduced by careful development of the Site.</p> <p><b>Mitigation</b></p> <p>Development should take place away from the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective   | P010 Land at Wapping, Barnoldswick |   | P011 Land at Former Richard Street Nurseries, Brierfield |   |
|--|------------------------------------|---|--|---|
|  | 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. | -                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is are high risk of flooding from surface water and groundwater flooding. As such the proposal has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>¼ to 1/5 of the Site is within Flood Zone 2/3 as shown by indicative mapping. The site is also subject to a high risk of flooding from surface water.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific flood modelling will be required to inform the extent and scope for development. Further assessment to inform detailed site design.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P010 Land at Wapping, Barnoldswick |  |   | P011 Land at Former Richard Street Nurseries, Brierfield |   |   |
|---|------------------------------------|--|---|--|---|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | 0  | <p><b>Likely Significant Effects</b><br/>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. The Site however is around 1ha in size and entirely within the settlement boundary and ideally placed for walking to shops, services and public services. Noting the limited scale of development proposed, it is considered that the development would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect over the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |   | 0  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect over the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0                                  | ?  | + | 0  | ?   | 0 |
|   |                                    | <p><b>Likely Significant Effects</b><br/>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.<br/>It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland.</p>  |   |  | <p><b>Likely Significant Effects</b><br/>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.<br/>It is uncertain whether the site contained protected species. The Site does not contain any priority habitats the Site is an urban site.<br/>Development of the site would not affect the Green Infrastructure Network.</p>  |   |

| SA Objective   | P010 Land at Wapping, Barnoldswick |   | P011 Land at Former Richard Street Nurseries, Brierfield |   |
|--|------------------------------------|---|--|---|
|  | Score                              | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| infrastructure network.  | +                                  | <p>The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p> <p>Overall it is considered that the development of the site could result in minor positive effects for this objective.</p> <p><b>Term</b><br/>Potential positive effects in the medium to long term</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | 0  | <p>Overall it is considered that the development of the Site is likely to have a neutral effect for this objective.</p> <p><b>Term</b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. Development will need to avoid being in close proximity to the local ecological asset located adjacent to the site to the west with sufficient off-set and biodiversity enhancement measures put in place to reduce any potential adverse effects.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -                                  | <p><b>Likely Significant Effects</b><br/>There are a number of listed buildings within a close proximity of the Site which may be affected by its development. The site is also located within the Calf Hall and Gillans Conservation Area could result in adverse effects.</p> <p><b>Term</b><br/>Adverse effects potentially reducing over time depending on the quality and layout of the development.</p> <p><b>Mitigation</b><br/>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P010 Land at Wapping, Barnoldswick |   | P011 Land at Former Richard Street Nurseries, Brierfield |   |
|---|------------------------------------|---|--|---|
|   | Score                              | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a) though the features of the Site bear little resemblance to those within this character area being contained by existing urban development on land which raises to upland moorland to the south west. The Site is comprised on greenfield land situated adjacent to the west of Barnoldswick. The Site is limited in scale and relates well to the existing urban area. The site forms part of the conservation area and may detract from this designation if not developed sensitively. TPOs along north and west boundary.</p> <p><b><u>Term</u></b></p> <p>Adverse effects reducing to neutral over the longer term if developed sensitively.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. TPO trees to be retained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is vacant and overgrown and located within the settlement boundary. The Site is within the Industrial Age Urban Character Area. Streets and buildings nearby reflect the street pattern and form of development typical of this character area, however suffer from the lack of investment. The redevelopment of this site could enhance the quality of the existing built environment.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p> |

## P014 Land South of Wood Clough Platts, Brierfield & P015 Former Brierfield Wastewater Treatment Works, Brierfield

| SA Objective  | P014 Land South of Wood Clough Platts, Brierfield |   |   | P015 Former Brierfield Wastewater Treatment Works, Brierfield  |   |   |   |  |
|---|---|---|---|--|---|---|---|--|
|   | Score   |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy   |   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 48 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is located in area of marginal viability.</p> | ++   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 105 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is located in an area of marginal viability.</p> |   |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0   | + | 0   | <p><b><u>Likely Significant Effects</u></b></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 (Lomeshaye Industrial Estate) 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> | 0 | +   | 0 | <p><b><u>Likely Significant Effects</u></b></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 (Lomeshaye Industrial Estate) 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |

| SA Objective  | P014 Land South of Wood Clough Platts, Brierfield |   | P015 Former Brierfield Wastewater Treatment Works, Brierfield |  |
|---|---|---|---|--|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
|   | +   | <p>Permanent Positive Effects</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>  | +   | <p>Permanent Positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - +  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of all services and/or a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000 from a secondary school.</p> <p>Accounting for the above, on balance, the site is considered to have minor positive to significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent minor positive effects heading towards significant positive effects</p> <p><b>Mitigation</b></p> <p>The Site is accessible to a broad range of services and facilities. Contributions may be required to support service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Contributions to address education capacity issues where necessary and to improve local footpath/cycling links unlikely to be viable (Medium risk).</p> | ++ - 0  | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of all services and/or a town centre or local shopping centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Permanent minor positive effects heading towards significant positive effects</p> <p><b>Mitigation</b></p> <p>The Site is accessible to a broad range of services and facilities. Contributions may be required to support service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Contributions to address education capacity issues where necessary and to improve local footpath/cycling links unlikely to be viable (Medium risk).</p> |
|   | +/++  |   | +   |  |



| SA Objective   | P014 Land South of Wood Clough Platts, Brierfield |   |                                     | P015 Former Brierfield Wastewater Treatment Works, Brierfield  |  |                                     |
|--|---|---|-------------------------------------|--|--|-------------------------------------|
|  | Score   |   | Commentary on effects of the policy | Score  |  | Commentary on effects of the policy |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++  | - | 0                                   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open countryside. The proposed used is considered to be compatible with these uses.<br>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.<br><br><u>Term</u><br>Permanent minor positive effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability of the Site for development. |  |                                     |
|  | +   |   |                                     | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.<br>Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.<br><br><u>Term</u><br>Permanent minor positive effect with mitigation measures.<br><u>Mitigation</u><br>Provision of open space in accordance with standards on site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None   |  |                                     |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | 0 | 0                                   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The development of this scale and local is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.<br><br><u>Term</u>  |  |                                     |
|  |   |   |                                     | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The Site does not benefit from a suitable access and as such has an adverse effect for this objective.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.<br><br><u>Term</u>   |  |                                     |

| SA Objective  | P014 Land South of Wood Clough Platts, Brierfield |  | P015 Former Brierfield Wastewater Treatment Works, Brierfield |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
|   | +   | Permanent minor positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Scope in viability to support mitigation measures and contributions where needed. Use of sustainable modes of travel in accessing the site. (Medium)   | 0   | Permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>The option for a suitable access looks unlikely unless P014 is developed first.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Scope in viability to support mitigation measures and contributions where needed. Use of sustainable modes of travel in accessing the site. (Medium) |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   | <u>Likely Significant Effects</u><br>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.<br><u>Term</u><br>Permanent adverse effects<br><u>Mitigation</u><br>Adoption of higher densities to reduce land take if appropriate.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | -/+   | <u>Likely Significant Effects</u><br>The Site is mostly greenfield though contains brownfield features from its previous use. The Site is not known to include BMV and as a result is considered to have a mixed effect on this objective.<br><u>Term</u><br>Permanent mixed effects<br><u>Mitigation</u><br>Adoption of higher densities to reduce land take if appropriate.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0  | --  | 0  |
|   |   | <u>Likely Significant Effects</u><br>The Site is beyond 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects.   |   | <u>Likely Significant Effects</u><br>The Site is located within 10m of a body of water. The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to have a minor negative effect on this objective.<br><u>Term</u><br>Minor negative effects potentially reduced by careful development of the Site.   |

| SA Objective   | P014 Land South of Wood Clough Platts, Brierfield |   | P015 Former Brierfield Wastewater Treatment Works, Brierfield |  |
|--|---|---|---|--|
|  | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
|  | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | -   | <u>Mitigation</u><br>Development should take place away from the watercourse.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   | <u>Likely Significant Effects</u><br>Part of the Site, including the area needed for access is within Flood Zone 2. Almost half of the site is at a low risk of flooding from surface water flooding. Some medium to high risk areas are found within the site.<br><u>Term</u><br>Minor adverse effects potentially reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk | -   | <u>Likely Significant Effects</u><br>Part of the Site, including the area needed for access is within Flood Zone 2. There is a high risk of flooding from surface water.<br><u>Term</u><br>Minor adverse effects potentially reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk |
| 9. To improve air quality.   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   |

| SA Objective  | P014 Land South of Wood Clough Platts, Brierfield   |  |   | P015 Former Brierfield Wastewater Treatment Works, Brierfield   |  |   |
|---|---|--|---|---|--|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   | -   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None..</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | -   | -  | + | -   | -  | - |
|   | <p><b>Likely Significant Effects</b><br/>The Site is located within 100m of a locally designated ecological site. Site covered by a BHS and is an ecological interest. The Site is comprised primarily of improved grassland with some scattered scrub. The Site is adjacent to a Green Infrastructure corridor and provides the opportunity to strengthen this corridor.</p> |  |   | <p><b>Likely Significant Effects</b><br/>The Site is located within 100m of a locally designated ecological site. Site covered by a BHS and is an ecological interest. The Site is partially previously developed with some mixed plantation to the east some of which has been felled. The Site is located within the Green Infrastructure Network and its development for housing is likely to result in adverse effects.</p> |  |   |

| SA Objective   | P014 Land South of Wood Clough Platts, Brierfield |   | P015 Former Brierfield Wastewater Treatment Works, Brierfield |  |
|--|---|---|---|--|
|  | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| infrastructure network.  | -   | <p>Overall the development would have a likely adverse effect for this objective.</p> <p><b>Term</b><br/>Likely adverse effects reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings. The Site has the potential to connect to and enhance the local green infrastructure network running to the east. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | -   | <p>Overall the development of this site is likely to result in a adverse effect for this objective.</p> <p><b>Term</b><br/>Likely adverse effects potentially reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>The site makes up a large part of the Green Infrastructure corridor which runs parallel to Pendle Water and as such is also likely to have value for wildlife. A much smaller development orientated away from the watercourse may result in a development which has much more limited effects. Implementation of net gains for biodiversity on site in line with policy, retaining and enhancing existing habitats where possible and creation of new habitats as appropriate within open space, landscaping, and on new buildings</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Permanent Neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0   | <p><b>Likely Significant Effects</b><br/>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Permanent Neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P014 Land South of Wood Clough Platts, Brierfield |  | P015 Former Brierfield Wastewater Treatment Works, Brierfield |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site features some of the qualities of this landscape including enclosed field pattern and proximity to existing woodland, however is highly influenced by its settlement edge location. The Site is comprised on greenfield land situated to the south west of Brierfield. The development would extend the built form of Brierfield into the countryside but is unlikely to have a significant negative effect on landscape character owing to the limited scale of the extension, absence of designated assets, and somewhat contained nature of the wider area by Pendle Water, the M65 and the Leeds Liverpool Canal. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing towards neutral with mitigation measures and as the development matures.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site features some of the qualities of this landscape including wooded plantation which is closely related to Pendle Water. The quality of this landscape is however disrupted by the previously developed condition of part of this Site, its proximity to the urban edge and the proximity of the Site to the M65 motorway. The Site is comprised on mixed type of land which is situated to the south west of Brierfield. The development would extend the built form of Brierfield into the countryside quite substantially and create an irregular settlement pattern. The adverse effects of developing the site are limited absence of designated assets, and contained nature of the wider area by Pendle Water, the M65 and the Leeds Liverpool Canal. Further landscaping and high quality design would also reduce adverse effects.</p> <p><b><u>Term</u></b></p> <p>Adverse effects in the short to medium term, moderating in the longer term depending on the quality and success of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P016 Roughts Barn, Salterforth & P017 Land off Kelbrook Road, Salterforth

| SA Objective  | P016 Roughts Barn, Salterforth |   |  | P017 Land off Kelbrook Road, Salterforth |   |  |
|---|--------------------------------|---|--|--|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 9 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the short to medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>The Site is viable for proposed use.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | +  | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>The Site is viable for proposed use.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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 30min travel time of a major employment site (Barnoldswick 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent Positive Effects</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></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><b>Uncertainties</b></p> <p>None.</p> |  | 0 + 0                                    | <p><b>Likely Significant Effects</b></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 30min travel time of a major employment site (Barnoldswick 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent Positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p> |  |

| SA Objective  | P016 Roughs Barn, Salterforth                       |   |  | P017 Land off Kelbrook Road, Salterforth            |   |  |
|---|---|---|--|---|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <div> <div>+</div> <div>-</div> <div>+</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key services. 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>Accounting for the above, on balance, the site is considered to have minor positive effect for this objective.</p> <p><b>Term</b><br/>Permanent minor positive effects.</p> <p><b>Mitigation</b><br/>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links and pedestrian safety.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  | <div> <div>+</div> <div>-</div> <div>+</div> </div> | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of one or more key services. 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. Accounting for the above, on balance, it is considered that the development of this site would have a minor positive effect for this objective.</p> <p><b>Term</b><br/>Permanent minor positive effects.</p> <p><b>Mitigation</b><br/>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links and pedestrian safety.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | <div> <div>+</div> <div>-</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space. Little 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 Site is bordered by existing residential uses and open countryside. The proposed used is considered to be compatible with these uses. Accounting for the above, on balance, the site is considered to score neutrally for this objective.</p> <p><b>Term</b><br/>Permanent neutral effects with mitigation measures</p> <p><b>Mitigation</b><br/>Contributions towards open space provision.</p> <p><b>Assumptions</b><br/>The development of the Site for the proposed use is viable.</p> <p><b>Uncertainties</b><br/>None</p>                        |  | <div> <div>+</div> <div>-</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space. Little 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 Site is bordered by existing residential uses and open countryside. The proposed used is considered to be compatible with these uses. Accounting for the above, on balance, the site is considered to score neutrally for this objective.</p> <p><b>Term</b><br/>Permanent neutral effects with mitigation measures</p> <p><b>Mitigation</b><br/>Contributions towards open space provision.</p> <p><b>Assumptions</b><br/>The development of the Site for the proposed use is viable.</p> <p><b>Uncertainties</b><br/>None</p>  |  |



| SA Objective   | P016 Roughts Barn, Salterforth |   |   | P017 Land off Kelbrook Road, Salterforth |   |   |
|--|--------------------------------|---|---|--|---|---|
|  | 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 | 0   | +  | 0 | 0   |
|  | +                              |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and local 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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p> | +  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and local 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, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b></p> <p>Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Use of sustainable modes of travel in accessing the site. (Medium)</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -                              |   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |

| SA Objective   | P016 Roughts Barn, Salterforth |  | P017 Land off Kelbrook Road, Salterforth |  |
|--|--------------------------------|--|--|--|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located within 50m from the nearest watercourse/body. 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><b><u>Term</u></b><br/>Minor adverse effect reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Avoidance of development close to watercourse.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | - 0                                      | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 50m from the nearest watercourse/body. 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><b><u>Term</u></b><br/>Minor adverse effect reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Avoidance of development close to watercourse.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>            |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0                              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, however has a high risk of flooding from surface water.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |

| SA Objective   | P016 Roughts Barn, Salterforth |  | P017 Land off Kelbrook Road, Salterforth |  |
|--|--------------------------------|--|--|--|
|  | Score                          | Commentary on effects of the policy  | Score                                    | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0                              | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?                              | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P016 Roughts Barn, Salterforth |   |   | P017 Land off Kelbrook Road, Salterforth |  |   |
|---|--------------------------------|---|---|--|--|---|
|   | Score                          | Commentary on effects of the policy   |   | Score                                    | Commentary on effects of the policy  |   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | -                              | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located partially within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | -                              | -   | 0 | -  | -  | 0 |
|   | -                              | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 100m of a locally designated ecological site. Part of the Site is covered by an area of ecological interest (LERN record). The Site primarily consists of improved grassland. Development of the site would not affect the Green Infrastructure Network.</p> <p>Overall a minor adverse effect is identified.</p> <p><b>Term</b></p> <p>Likely minor adverse effects although reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p> |   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 100m of a locally designated ecological site. Part of the Site is covered by an area of ecological interest (LERN record). The Site primarily consists of improved grassland. Development of the site would not affect the Green Infrastructure Network. Overall a minor adverse effect is identified.</p> <p><b>Term</b></p> <p>Likely minor adverse effects although reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p> |   |

| SA Objective   | P016 Roughts Barn, Salterforth |   | P017 Land off Kelbrook Road, Salterforth |  |
|--|--------------------------------|---|--|--|
|  | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes.                          | 0                              | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Fields Landscape Character Area (Zone 13a). The Site is limited in scale and well contained by existing development. Its development would not harm the prevailing wider landscape context which contributes to this LCA. The comprised of greenfield land contained to the north and west by existing development. The development of the site for 9 dwellings would represent a minor extension of the built form of Salterforth into the countryside A neutral effect is assessed as likely for this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Fields Landscape Character Area (Zone 13a). The Site fulfils a partial role within this landscape and is closely related to features contributing towards this LCA (a nearby drumlin hill). Its development may have adverse effects on this LCA at a local level. The Site is comprised of greenfield land adjoined to the west by existing development and with the Seddons development to the north on the opposite side of B6383. The development would extend the built form of Salterforth into the countryside representing quite a significant change to the settlement pattern in contrast to its current form. Although the absence of designated assets, and contained nature of the Site from the wider area by local topography. A minor negative effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor negative reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P019 Land west of Sheridan Road, Landshaw Bridge & P20 Land south west of Spend Head Farm, Salterforth

| SA Objective  | P019 Land west of Sheridan Road, Laneshaw Bridge |   |  | P020 Land south west of Spen Head Farm, Salterforth  |   |   |   |   |
|---|--|---|--|--|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 16 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>The Site is viable for proposed use.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 30min travel time 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> | 0 | +   | 0 | <p><b><u>Likely Significant Effects</u></b></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 30min travel time of a major employment site (Barnoldswick 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>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |

| SA Objective  | P019 Land west of Sheridan Road, Laneshaw Bridge |   | P020 Land south west of Spen Head Farm, Salterforth |   |
|---|--|---|---|---|
|   | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
|   | +  | Permanent Positive Effects<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | +   | Permanent Positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Use of sustainable modes of transport to access employment. Medium risk.  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | 0 - 0<br>-                                       | <u>Likely Significant Effects</u><br>The Site is located within 2000m of any key service.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to a limited range of services and facilities and as such its development is likely to promote car usage. The site is therefore considered to have a minor adverse effect for this objective.<br><u>Term</u><br>Likely minor adverse effects reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>The Site is a several key services within 2000m.<br>Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links and pedestrian safety.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | + - +<br>+  | <u>Like Significant Effects</u><br>The Site is located within 800m of one or more key services.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 800m of a primary school and 2,000 from a secondary school.<br>The Site is accessible to some services and facilities. Its development is therefore considered to have a minor positive effect for this objective.<br><u>Term</u><br>Permanent minor positive effects.<br><u>Mitigation</u><br>The Site is accessible to a broad range of services and facilities. Contributions may be required to address education capacity issues where necessary and to improve local footpath/cycling links and pedestrian safety.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |

| SA Objective   | P019 Land west of Sheridan Road, Laneshaw Bridge    |   |  | P020 Land south west of Spen Head Farm, Salterforth |   |  |
|--|---|---|--|---|---|--|
|  | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | <div> <div>+</div> <div>-</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 residential uses and open countryside. The proposed used is considered to be compatible with these uses.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards open space.</p> <p><b>Assumptions</b></p> <p>The development of the Site for the proposed use is viable.</p> <p><b>Uncertainties</b></p> <p>None</p> |  | <div> <div>+</div> <div>-</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 residential uses and open countryside. The proposed used is considered to be compatible with these uses.</p> <p>Accounting for the above, on balance, the site is considered to score neutrally for this objective.</p> <p><b>Term</b></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards open space.</p> <p><b>Assumptions</b></p> <p>The development of the Site for the proposed use is viable.</p> <p><b>Uncertainties</b></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>0</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and local 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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p>  |  | <div> <div>+</div> <div>0</div> <div>0</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 400m of a bus route.</p> <p>The development of this scale and local 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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b></p>  |  |



| SA Objective  | P019 Land west of Sheridan Road, Laneshaw Bridge |   | P020 Land south west of Spen Head Farm, Salterforth |   |
|---|--|---|---|---|
|   | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
|   | +  | <p>Likely permanent minor positive effect with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><b>Assumptions</b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p> | +   | <p>Likely permanent minor positive effect with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.</p> <p><b>Assumptions</b></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><b>Uncertainties</b></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils. | --   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to include BMV. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent Minor negative effects.</p> <p><b>Mitigation</b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0   | 0   | 0   |
|   |  | <p><b>Likely Significant Effects</b></p> <p>The Site is beyond 50m from the nearest watercourse/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><b>Term</b></p> <p>Permanent Neutral effects.</p>   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is beyond 50m from the nearest watercourse/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><b>Term</b></p> <p>Permanent Neutral effects.</p>   |

| SA Objective   | P019 Land west of Sheridan Road, Laneshaw Bridge |   | P020 Land south west of Spen Head Farm, Salterforth |   |
|--|--|---|---|---|
|  | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
|  | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -  | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and a low risk of surface water flooding. There is however a reasonably high chance of flooding from ground water.<br><u>Term</u><br>Minor adverse effects reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. | -   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1. The Site suffers from a high risk of flooding from surface water.<br><u>Term</u><br>Minor adverse effects reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. |
| 9. To improve air quality.   | 0  | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  |

| SA Objective  | P019 Land west of Sheridan Road, Laneshaw Bridge |  |   | P020 Land south west of Spen Head Farm, Salterforth   |  |  |
|---|--|--|---|---|--|--|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>N/A</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>N/A</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0  | ?  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>There are no designations affecting the Site.</p> <p>It is uncertain whether the site contained protected species. The Site is predominantly improved grassland.</p> <p>The Site does not form part of the Green Infrastructure Network.</p> |  |  |

| SA Objective   | P019 Land west of Sheridan Road, Laneshaw Bridge |   | P020 Land south west of Spen Head Farm, Salterforth |  |
|--|--|---|---|--|
|  | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| infrastructure network.  | 0  | <p>Overall a neutral effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with mitigation measures implemented</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p>   | -   | <p>Overall a minor adverse effect is identified.</p> <p><b>Term</b><br/>Likely minor adverse effects reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>A listed building is located on higher ground to the north east of the Site. Site capacity is limited and consistent with the scale of development of the wider settlement. The development would be seen in the context of the wider settlement and would not extend the settlement any closer to the heritage asset.</p> <p><b>Term</b><br/>Permanent neutral effects depending on the design details.</p> <p><b>Mitigation</b><br/>Scale and layout of development should be kept to the southern half of the site to align with existing built form. Boundary treatments, and appearance/design features of development to be agreed with the Council's Conservation Officer to ensure that any adverse impacts would be limited.</p> <p><b>Assumptions</b><br/>The site does not play a significant role in the significance of the heritage assets.</p> <p><b>Uncertainties</b><br/>To be determined by site specific detailed evidence.</p> | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P019 Land west of Sheridan Road, Laneshaw Bridge |   | P020 Land south west of Spen Head Farm, Salterforth |  |
|---|--|---|---|--|
|   | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site features some of the characteristics of this landscape character area being formed of rolling farmland that slopes steeply from the existing settlement. Land north of this having fulfils a more significant role, with the Site contained within the south. The proposal represents a logical infill of development providing a minor extension to the settlement, consistent with the scale, pattern and form of development. The Site is contained by existing residential development to the east, west and south, however is open to elevated land located to the north. Development would be seen in the context of existing development located in close proximity to the Site. A PROW runs north-south, within and along the western boundary of the Site. Whilst the PROW forms a route of the settlement to the open countryside to the north, the development nevertheless would result in a change to the character of the start of this route given that it currently enters an agricultural field at its starting point. Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects most significant during construction. These effects are likely to reduce in the longer term with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments and sensitive/good quality design will ensure that the effects of developing the site on townscape and landscape are minimised.</p> <p><b><u>Assumptions</u></b></p> <p>Development is contained only in the southern part of the site continuing with the line of development from Hartley Gardens.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site shares limited features with the prevailing landscape character being of limited scale. Though small in scale the development would extend the settlement pattern of Salterforth away from the core village area extending built form on a rural road connecting the village with Earby. The resultant scheme may result in a reduction in the physical and perceptual gap between Salterforth and Earby adversely affecting settlement identity. The Site is located within a designated TPO and its development is likely to have an adverse effect on this TPO. A minor adverse effect is identified.</p> <p><b><u>Term</u></b></p> <p>Minor negative effects reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Planting along the road way and off-setting of development away from the road to ensure that the perception of open countryside is maintained. All existing trees to be retained. Replacement hedgerow. Net gain of tree coverage.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P021 Bridge Street Stoneyard, Colne & P022 Walk Mill, Colne

| SA Objective  | P021 Bridge Street Stoneyard, Colne |   |  | P022 Walk Mill, Colne |   |  |
|---|-------------------------------------|---|--|-----------------------|---|--|
|   | Score                               | Commentary on effects of the policy   |  | Score                 | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 37 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the long term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site is in an area of known viability problems. Medium-High risk.</p>   |  | ++                    | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 101 dwellings and as such is considered to have a significant positive effect.</p> <p><b>Term</b></p> <p>Significant positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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. | - + 0                               | <p><b>Likely Significant Effects</b></p> <p>The proposal would involve the loss of 1.22ha of employment land. This is mitigated somewhat by the availability of the Site for mixed use development.</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>Accounting for the above, the site is considered to score a neutral effect.</p> <p><b>Term</b></p> <p>Neutral effect once the site is developed.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>Site forms a viable and attractive location for employment uses.</p> <p><b>Uncertainties</b></p> <p>Site is an area of limited viability. Medium-High risk.</p> |  | - + 0                 | <p><b>Likely Significant Effects</b></p> <p>The proposal would involve the loss of employment land. This is mitigated somewhat by the availability of the Site for mixed use development.</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>Accounting for the above, the site is considered to score a neutral effect.</p> <p><b>Term</b></p> <p>Neutral effect once the site is developed.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>Site forms a viable and attractive location for employment uses.</p> <p><b>Uncertainties</b></p> <p>Site is an area of limited viability. Medium-High risk.</p> |  |

| SA Objective  | P021 Bridge Street Stoneyard, Colne     |  |  | P022 Walk Mill, Colne                   |   |  |
|---|---|--|--|---|---|--|
|   | Score                                   | Commentary on effects of the policy  |  | Score                                   | Commentary on effects of the policy   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <div>++</div> <div>-</div> <div>+</div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Colne). 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><b>Term</b></p> <p>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | <div>++</div> <div>-</div> <div>+</div> | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Colne). 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. 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><b>Term</b></p> <p>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | <div>+</div> <div>-</div> <div>0</div>  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space. Little 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 residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.</p>   |  | <div>++</div> <div>0</div> <div>0</div> | <p><b>Likely Significant Effects</b></p> <p>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.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses. Accounting for the above, on balance, the proposal is considered to have a minor positive effect for this objective.</p>   |  |

| SA Objective   | P021 Bridge Street Stoneyard, Colne |   |  | P022 Walk Mill, Colne |  |  |
|--|-------------------------------------|---|--|-----------------------|--|--|
|  | Score                               | Commentary on effects of the policy   |  | Score                 | Commentary on effects of the policy  |  |
|  | 0                                   | <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b><br/>Permanent neutral effect with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions likely required for open space provision.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>  |  | +                     | <p><b>Term</b><br/>Permanent minor positive effect with mitigation measures.</p> <p><b>Mitigation</b><br/>Provision of open space in accordance with standards on site.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>   |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ++ ? 0                              | <p><b>Likely Significant Effects</b><br/>The Site is located within 400m of all assessed transport services. The development of this scale and locality has the potential for some effects for the transport network including junction capacity and queue lengths which would need to be assessed at the planning application stage. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b>Term</b><br/>Probable minor positive effect for this objective in the long term improving with mitigations measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability to fund necessary highway works if deemed necessary (Medium Risk).</p> |  | + 0 0                 | <p><b>Likely Significant Effects</b><br/>The Site is located within 400m of one or more transport service. The development of this scale and local is unlikely to result on adverse effects for the highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.</p> <p><b>Term</b><br/>Minor positive effects in the longer term with mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability to fund necessary highway works if deemed necessary (Medium Risk).</p> |  |
|  | +/?                                 |   |  | +                     |  |  |



| SA Objective  | P021 Bridge Street Stoneyard, Colne |   | P022 Walk Mill, Colne |   |
|---|-------------------------------------|---|-----------------------|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of previously development land.</p> <p><b>Term</b></p> <p>Permanent significant positive effects over the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Role and use of land for employment. Viability for residential development.</p>  | ++                    | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of previously development land.</p> <p><b>Term</b></p> <p>Permanent significant positive effects over the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Role and use of land for employment. Viability for residential development.</p>  |
| 7. To conserve and enhance water quality and resources.                   | --<br>-                             | <p><b>Likely Significant Effects</b></p> <p>The Site is within 10m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p> | --<br>-               | <p><b>Likely Significant Effects</b></p> <p>The Site is within 10m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p> |

| SA Objective   | P021 Bridge Street Stoneyard, Colne |   | P022 Walk Mill, Colne |  |
|--|-------------------------------------|---|-----------------------|--|
|  | 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. | <b>0</b>                            | <p><b><u>Likely Significant Effects</u></b><br/>Minor parts of the Site are located within FZ2/FZ3, however unlikely to reduce the suitability of much of the Site (FZ1) for residential development. Neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effect with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to address drainage issues. Effects of climate change of flood risk. Medium</p> | --                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is wholly in Flood Zone 2, with around 50% in Flood Zone 3. It is unlikely that the Site is suitable for residential development owing to the impact of flood risk. Significant adverse effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Permanent Significant adverse effects.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 9. To improve air quality.   | <b>0</b>                            | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P021 Bridge Street Stoneyard, Colne |  |   | P022 Walk Mill, Colne   |  |   |   |   |
|---|-------------------------------------|--|---|---|--|---|---|---|
|   | Score                               | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy  |   |   |   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?                                   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   |   |   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>N/A</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>N/A</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   |   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0                                   | -  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record)</p> <p>The Site forms part of the Green Infrastructure network and its development for housing could enhance the connectivity, integrity and quality of this network.</p> | 0  | - | + | <p><b><u>Likely Significant Effects</u></b></p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record)</p> <p>The Site forms part of the Green Infrastructure network and its development for housing could enhance the connectivity, integrity and quality of this network.</p> |

| SA Objective   | P021 Bridge Street Stoneyard, Colne |   | P022 Walk Mill, Colne |   |
|--|-------------------------------------|---|-----------------------|---|
|  | Score                               | Commentary on effects of the policy   | Score                 | Commentary on effects of the policy   |
| infrastructure network.  | 0                                   | <p>Overall a minor neutral effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Adverse reducing to neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.</p> | 0                     | <p>Overall a minor neutral effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Adverse reducing to neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0                     | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P021 Bridge Street Stoneyard, Colne |   | P022 Walk Mill, Colne |  |
|---|-------------------------------------|---|-----------------------|--|
|   | Score                               | Commentary on effects of the policy   | Score                 | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | ++                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site sits within the Industrial urban landscape character area. Some contribution is made to this landscape by buildings located along its frontage. The wider site is functional in its appearance. In its existing form and use, the site detracts from the wider built and natural environment. The redevelopment of the Site for a high quality housing development would provide the opportunity to revitalise the area and provide for a significant enhancement of the built and visual quality of the site and the wider areas.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects from completion (Long term).</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> | ++                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site sits within the Industrial urban landscape character area. The site has been cleared and so detracts from this environment.. The redevelopment of the Site for a high quality housing development would provide the opportunity to revitalise the area and provide for a significant enhancement of the built and visual quality of the site and the wider areas.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects from completion (Long term).</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> |

## P023 Spring Gardens Mill, Spring Gardens Road, Colne & P026 Riverside Mill, Charles Street, Nelson

| SA Objective  | P023 Spring Gardens Mill, Spring Gardens Road, Colne |   |   | P026 Riverside Mill, Charles Street, Nelson |  |    |  |  |
|---|--|---|---|---|--|----|--|--|
|   | Score  | Commentary on effects of the policy   |   | Score                                       | Commentary on effects of the policy  |    |  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++   | <u>Likely Significant Effects</u><br>The Site has capacity for 207 dwellings and as such is considered to have a significant positive effect for this objective.<br><u>Term</u><br>Significant positive effect in the medium term.<br><u>Mitigation</u><br>Planning obligations for the mix of housing.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site is in an area of known viability problems. Medium-High risk. |   | ++  | <u>Likely Significant Effects</u><br>The Site has capacity for 100 dwellings and as such is considered to have a significant positive effect.<br><u>Term</u><br>Significant positive effect from the medium term.<br><u>Mitigation</u><br>Planning obligations for the mix of housing.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site is in an area of known viability problems. Medium-High risk. |    |  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +  | +   | 0 | -   | +  | -- | <u>Likely Significant Effects</u><br>The Site is vacant and available for mixed use redevelopment.<br>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.<br>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br>Accounting for the above, the site is considered to score a minor positive effect.<br><u>Term</u> | <u>Likely Significant Effects</u><br>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.<br>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.<br>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. |

| SA Objective  | P023 Spring Gardens Mill, Spring Gardens Road, Colne |  |  | P026 Riverside Mill, Charles Street, Nelson |   |  |
|---|--|--|--|---|---|--|
|   | Score  | Commentary on effects of the policy  |  | Score                                       | Commentary on effects of the policy   |  |
|   | +  | <p>Minor positive effect in the longer term.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Site located in area of known low viability.</p>   |  | -   | <p>Accounting for the above, the site is considered to score a neutral effect.</p> <p><b>Term</b><br/>Likely permanent adverse effect.</p> <p><b>Mitigation</b><br/>Further engagement needed with the County Council to understand what role the Site has in meeting education needs.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Colne). 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><b>Term</b><br/>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  | ++ - +                                      | <p><b>Like Significant Effects</b></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><b>Term</b><br/>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  |
|   | +/++   |  |  | +/++  |   |  |

| SA Objective   | P023 Spring Gardens Mill, Spring Gardens Road, Colne |   |                                     |   | P026 Riverside Mill, Charles Street, Nelson |   |                                     |   |
|--|--|---|-------------------------------------|---|---|---|-------------------------------------|---|
|  | Score  |   | Commentary on effects of the policy |   | Score                                       |   | Commentary on effects of the policy |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++   | 0 | 0                                   | <p><b><u>Likely Significant Effects</u></b></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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of open space in accordance with standards on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> | ++  | 0 | 0                                   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor positive effect with mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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                                   | <p><b><u>Likely Significant Effects</u></b></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, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p>   | +   | 0 | 0                                   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |



| SA Objective  | P023 Spring Gardens Mill, Spring Gardens Road, Colne |   | P026 Riverside Mill, Charles Street, Nelson |   |
|---|--|---|---|---|
|   | Score  | Commentary on effects of the policy   | Score                                       | Commentary on effects of the policy   |
|   | +  | Minor positive/significant positive effect for this objective in the long term.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability to fund necessary highway works if deemed necessary (Medium Risk).   | +   | Probable minor positive effects in the longer term.<br><b><u>Mitigation</u></b><br>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability to fund necessary highway works if deemed necessary (Medium Risk). |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++   | <b><u>Likely Significant Effects</u></b><br>The Site is comprised of previously development land.<br><b><u>Term</u></b><br>Permanent significant positive effects.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability for residential development.                        | ++  | <b><u>Likely Significant Effects</u></b><br>The Site is comprised of previously development land.<br><b><u>Term</u></b><br>Permanent significant positive effects.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability for residential development.  |
| 7. To conserve and enhance water quality and resources.                   | -- 0   | <b><u>Likely Significant Effects</u></b><br>The Site is within 10m of a watercourse (Colne Water).<br>The development site benefits from flood defences and so is unlikely to require an upgrade to flood management infrastructure for its redevelopment.<br>Overall the site is considered to have minor adverse effect for this objective. | -- -  | <b><u>Likely Significant Effects</u></b><br>The Site is within 10m of a watercourse (Walverden Water).<br>The development may require an upgrade to water management infrastructure.<br>Overall the site is considered to have minor adverse effect for this objective.<br><b><u>Term</u></b><br>Minor adverse effect in the long term reducing with mitigation measures.             |

| SA Objective   | P023 Spring Gardens Mill, Spring Gardens Road, Colne |   | P026 Riverside Mill, Charles Street, Nelson |  |
|--|--|---|---|--|
|  | Score  | Commentary on effects of the policy   | Score                                       | Commentary on effects of the policy  |
|  | -  | <p><b><u>Term</u></b><br/>Minor adverse effect in the long term reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability and market demand for the type of development which might only be developable at the Site.</p>  | -   | <p><b><u>Mitigation</u></b><br/>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is shown to be in FZ3. As such the proposal is considered to have a significant adverse effect for this objective.</p> <p><b><u>Term</u></b><br/>Permanent significant adverse effects.</p> <p><b><u>Mitigation</u></b><br/>Flood risk likely to render large parts of the site unsuitable for residential development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to address drainage issues. Medium</p> | --  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to address drainage issues. Medium</p> |

| SA Objective   | P023 Spring Gardens Mill, Spring Gardens Road, Colne |  | P026 Riverside Mill, Charles Street, Nelson |  |
|--|--|--|---|--|
|  | Score  | Commentary on effects of the policy  | Score                                       | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P023 Spring Gardens Mill, Spring Gardens Road, Colne |  |  | P026 Riverside Mill, Charles Street, Nelson |  |  |
|---|--|--|--|---|--|--|
|   | Score  | Commentary on effects of the policy  |  | Score                                       | Commentary on effects of the policy  |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>N/A</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  | 0   | <p><b>Likely Significant Effects</b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>N/A</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 - 0  | <p><b>Likely Significant Effects</b><br/>There are no designations affecting the Site.<br/>The Site is covered by an ecological interest (LERN record)<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall a minor adverse effect is assessed for this objective likely to reduce with mitigation.</p> <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |  | 0 - 0                                       | <p><b>Likely Significant Effects</b><br/>There are no designations affecting the Site.<br/>The Site is covered by an ecological interest (LERN record)<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall a minor adverse effect is assessed for this objective likely to reduce with mitigation.</p> <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |  |

| SA Objective   | P023 Spring Gardens Mill, Spring Gardens Road, Colne |   | P026 Riverside Mill, Charles Street, Nelson |   |
|--|--|---|---|---|
|  | Score  | Commentary on effects of the policy   | Score                                       | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes.                          | ++   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is within the Industrial Urban Landscape Character Area. The Site is cleared and currently detracts from the wider environment. Its redevelopment gives rises to the potential to enhance the quality of the wider natural and built environment.</p> <p><b><u>Term</u></b><br/>Significant positive effects from completion (Long term).</p> <p><b><u>Mitigation</u></b><br/>Adoption of good design principles.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to redevelop the Site for Housing.</p> | ++  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects from completion (Long term).</p> <p><b><u>Mitigation</u></b><br/>Adoption of good design principles.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to redevelop the Site for Housing.</p> |

## P032 Further Clough Head, Pinewood Drive, Nelson & P033 Land off Halifax Road (Site B), Nelson

| SA Objective  | P032 Further Clough Head, Pinewood Drive, Nelson |   |  | P033 Land off Halifax Road (Site B), Nelson |   |  |
|---|--|---|--|---|---|--|
|   | Score  | Commentary on effects of the policy   |  | Score                                       | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++   | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 200 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Significant positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site is in an area with marginal viability. Medium risk.</p>  |  | +   | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 36 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b><br/>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site is in an area with marginal viability. Medium risk.</p>  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0  | <p><b><u>Likely Significant Effects</u></b><br/>The development of the Site for housing would not result in the loss of employment land.<br/>The Site is located within 2000m of a major employment site (Nelson Town Centre) as such is assessed to score positively for its accessibility to services.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site located in area of known marginal viability. Medium risk.</p> |  | 0 + 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The development of the Site would not result in the loss of employment land.<br/>The Site is located within 2000m of a major employment site (Nelson Town Centre) as such is assessed to score positively for its accessibility to services.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site located in area of known marginal viability. Medium Risk.</p> |  |

| SA Objective  | P032 Further Clough Head, Pinewood Drive, Nelson  |   |   | P033 Land off Halifax Road (Site B), Nelson   |   |   |
|---|---|---|---|---|---|---|
|   | Score   |   |   | Score   |   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | + | +   | - | + |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key services or within 2,000m of a town centre (Nelson).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 800m of a primary school and 2,000 from a secondary school.<br/>The site is accessible to a wide range of services and facilities. The site is therefore considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of one or more key services or within 2,000m of a town centre (Nelson).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 800m of a primary school and 2,000 from a secondary school.<br/>The site is accessible to a wide range of services and facilities. The site is therefore considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0 | +   | - | 0 |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>Scope exists within the development to accommodate new open space.<br/>No health facilities are proposed and the development would increase pressure on existing facilities.<br/>The Site is bordered by existing residential uses and open countryside.<br/>The proposed use of residential is considered compatible with existing uses.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>No health facilities are proposed and the development would increase pressure on existing facilities. Development would result in the loss of amenity space used by residents unlikely to be compensated for through its development.<br/>The Site is bordered by existing residential uses, open space and open countryside. The proposed use of residential is considered compatible with existing uses.</p>   |   |   |

| SA Objective   | P032 Further Clough Head, Pinewood Drive, Nelson |   |  | P033 Land off Halifax Road (Site B), Nelson   |  |   |
|--|--|---|--|---|--|---|
|  | Score  |   | Commentary on effects of the policy  | Score   |  | Commentary on effects of the policy   |
|  | +  |   | Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.<br><u>Term</u><br>Permanent Minor positive effect with implementation of mitigation measures.<br><u>Mitigation</u><br>On site open space provision in accordance with standards.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None | 0   |  | Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.<br><u>Term</u><br>Permanent neutral effect with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions towards open space provision.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The development of this scale and locality is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.<br><u>Term</u><br>Minor positive/significant positive effect for this objective in the long term. |  |   |
|  | +  |   |  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to fund necessary highway works if deemed necessary (Medium Risk).   |  |   |
|  | +  | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The development of this scale and locality is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.<br><u>Term</u><br>Probable minor positive effects in the longer term.                                   |  |   |
|  | +  |   |  | <u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified.<br>Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to fund necessary highway works if deemed necessary (Medium Risk).  |  |   |



| SA Objective  | P032 Further Clough Head, Pinewood Drive, Nelson |  | P033 Land off Halifax Road (Site B), Nelson |  |
|---|--|--|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability for residential development.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability for residential development.</p>   |
| 7. To conserve and enhance water quality and resources.                   | -- ?   | <p><b>Likely Significant Effects</b></p> <p>The Site is within 10m of a watercourse (Clough Head Beck). Potential need for water management upgrades. Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect in the short-medium term reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p> | 0 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent Neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | -  |  | 0   |  |

| SA Objective   | P032 Further Clough Head, Pinewood Drive, Nelson |  | P033 Land off Halifax Road (Site B), Nelson |   |
|--|--|--|---|---|
|  | 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><b><u>Likely Significant Effects</u></b><br/>A minor part of the Site is subject to risk of flooding but this does not prevent the development of the Site for housing.</p> <p><b><u>Term</u></b><br/>Permanent Neutral effects with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development located away from areas of the Site most at risk from flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability to address drainage issues. Medium</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in FZ1. Potential drainage issues could be dealt with using SuDs measures.</p> <p><b><u>Term</u></b><br/>Permanent Neutral effects with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>SuDs infrastructure provided to limit surface water flow and provide additional flood water storage.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Scope for sufficient SuDs infrastructure in layout and viability of development. Medium risk.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P032 Further Clough Head, Pinewood Drive, Nelson |  |   | P033 Land off Halifax Road (Site B), Nelson |  |   |
|---|--|--|---|---|--|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>N/A</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green                           | 0  | 0  | 0 | 0   | ?  | 0 |
|   |  | <p><b>Likely Significant Effects</b><br/>There are no designations affecting the Site.<br/>It is confirmed that the Site does not fulfil an important role for protected species. The Site is predominantly improved grassland.<br/>The Site does not form part of the Green Infrastructure Network.</p>   |   |   | <p><b>Likely Significant Effects</b><br/>There are no designations affecting the Site.<br/>It is uncertain whether the site contained protected species. The Site is predominantly improved grassland.<br/>The Site does not form part of the Green Infrastructure Network. Though functions within an area of open space which has informal recreational value.</p>   |   |

| SA Objective   | P032 Further Clough Head, Pinewood Drive, Nelson |  | P033 Land off Halifax Road (Site B), Nelson |  |
|--|--|--|---|--|
|  | Score  | Commentary on effects of the policy  | Score                                       | Commentary on effects of the policy  |
| infrastructure network.  | 0  | <p>Overall a neutral effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p>   | 0   | <p>Overall a neutral effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>The Site is located in close proximity to a Grade II Listed building and is adjacent to the Southfield Conservation. Development of the Site is likely to adversely affect both designations without satisfactory mitigation.</p> <p><b>Term</b><br/>Minor adverse effects reducing with the implementation of sensitive and high quality design.</p> <p><b>Mitigation</b><br/>Implementation of good design principles in dialog with the Council Conservation Officer. Boundary treatments.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Viability of the Site to be developed to a high quality.</p> | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P032 Further Clough Head, Pinewood Drive, Nelson |   | P033 Land off Halifax Road (Site B), Nelson |   |
|---|--|---|---|---|
|   | Score  | Commentary on effects of the policy   | Score                                       | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothill and Valley Landscape Character Area. The Site in part reflects the features of this LCA with open field pattern, gentle sloping hills and a wooded brook, however the Site is also well related to the existing urban edge. The Site borders a Conservation Area, and is exposed to this conservation area, and could have an adverse effect on this designation if development insensitively. The Site also rises steeply from the beck running along the northern boundary, but would be seen in an urban context with existing residential immediately adjacent and visible to the north.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing with the implementation of sensitive and high quality design.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site fulfils limited functionality within this area, being located more closely to areas in suburban character. The Site is located within an area of open land that is contained by the wider settlement on all sides. The Site is currently located within an area of designated settlement character and as such forms part of its setting and has some local value in use for informal recreation and a source of local open land. The development of the Site may have a limited adverse effect on the settlement character and setting without suitable mitigation.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing with the implementation of sensitive and high quality design.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> |

## P036 Land off Byron Road, Colne & P037 Land off Waterside Road, Colne

| SA Objective  | P036 Land off Byron Road, Colne |  |  | P037 Land off Waterside Road, Colne |   |  |
|---|---------------------------------|--|--|-------------------------------------|---|--|
|   | Score                           | Commentary on effects of the policy  |  | Score                               | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 15 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>minor positive effect in the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 32 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with marginal viability. Medium risk.</p>  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0                           | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site for housing would not result in the loss of employment land.</p> <p>The Site is located within 2000m of a major employment site (Colne Town Centre/North Valley) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | - + 0                               | <p><b><u>Likely Significant Effects</u></b></p> <p>Part of the Site (circa 0.25ha is in employment use) and would be lost if developed for housing.</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>Accounting for the above, the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing to neutral and then positive once the development is completed and new residents invest in and contribute to the local economy.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site located in area of known marginal viability. Medium Risk.</p> |  |

| SA Objective  | P036 Land off Byron Road, Colne |                                     |   | P037 Land off Waterside Road, Colne |                                     |   |
|---|---------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|---|
|   | Score                           | Commentary on effects of the policy |   | Score                               | Commentary on effects of the policy |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                              | -                                   | ++  | ++                                  | -                                   | +   |
|   | ++/++                           |                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Colne). 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 primary and secondary school provision. The site is accessible to a wide range of services and facilities. The site is therefore considered to have a largely significant positive effect on this objective.</p> <p><b>Term</b><br/>Significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | + / ++                              |                                     | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Colne). 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. 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><b>Term</b><br/>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                              | -                                   | 0   | ++                                  | -                                   | 0   |
|   |                                 |                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space. Development would result in the loss of open space with little prospect of replacement open space being provided. Development would also increase pressure on health facilities. The proposed use of residential is considered compatible with existing uses. Accounting for the above, on balance, the site is considered to have a minor negative effect for this objective.</p>  |                                     |                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space. Development would result in the loss of open space with little prospect of replacement open space being provided. Development would also increase pressure on health facilities. The Site is bordered by existing residential uses, open space and employment uses. On balance, the proposed use of residential is considered compatible with existing uses with potential need for boundary treatments to serve as mitigation to existing employment uses located to the south of the Site.</p>  |

| SA Objective   | P036 Land off Byron Road, Colne |   |   | P037 Land off Waterside Road, Colne |   |  |
|--|---------------------------------|---|---|-------------------------------------|---|--|
|  | Score                           | Commentary on effects of the policy   |   | Score                               | Commentary on effects of the policy   |  |
|  | -                               | <u>Term</u><br>Likely minor negative in the longer term effect with mitigation measures.<br><u>Mitigation</u><br>On site open space provision and off site open space contributions.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |   | -                                   | Accounting for the above, on balance, the site is considered to have a minor negative effect for this objective.<br><u>Term</u><br>Likely minor negative in the longer term effect with mitigation measures.<br><u>Mitigation</u><br>On site open space provision and off site open space contributions.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +                               | -   | 0   | +                                   | 0   | 0  |
|  | 0                               |   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The A6068 suffers significant congestion throughout the day and would likely form the access to the Site. Works are ongoing to reduce congestion experienced in north valley, but further development will contribute to the existing problem. A minor adverse effect is assessed.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above and considering the high accessibility of the Site by non-car modes of transport, on balance, the site is considered to score a neutral effect for this objective.<br><u>Term</u><br>A neutral effect from medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Likely need for contributions towards highway infrastructure improvements to be investigated.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +                                   | 0   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The development of this scale and locality is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.<br><u>Term</u><br>Probable minor positive effects in the longer term.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to fund necessary highway works if deemed necessary (Medium Risk). |



| SA Objective  | P036 Land off Byron Road, Colne |   | P037 Land off Waterside Road, Colne |   |
|---|---------------------------------|---|-------------------------------------|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield made up of designated open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -/+                                 | <p><b>Likely Significant Effects</b></p> <p>The Site is part greenfield part brownfield and as a result has a partial positive and partial negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent mixed effects on this objective.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability for residential development.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0                               | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --                                  | <p><b>Likely Significant Effects</b></p> <p>The Site is within 10m of a watercourse (Colne Water). The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Likely Minor adverse effect reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability and market demand for the type of development which might only be developable at the Site.</p> |
|   | 0                               |   | -                                   |   |

| SA Objective   | P036 Land off Byron Road, Colne |   | P037 Land off Waterside Road, Colne |   |
|--|---------------------------------|---|-------------------------------------|---|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>  | -                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and very low risk of flooding from surface water. There is a high chance of flooding from ground water.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | -                               | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 500m of the Colne AQMA. The Site therefore has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects from construction. Reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Site is relatively small in scale and so likely to have a limited effect on air quality levels. The site also accessible via foot and/or bus to most services, facilities and shops, as well as sources of employment which will help reduce the reliance of any future residents on travel by car.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p> | 0                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P036 Land off Byron Road, Colne |   |   | P037 Land off Waterside Road, Colne |   |   |
|---|---------------------------------|---|---|-------------------------------------|---|---|
|   | Score                           |   | Commentary on effects of the policy   | Score                               |   | Commentary on effects of the policy   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?                               |   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                   |   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0                                   |   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0                               | 0 | 0   | 0                                   | - | 0   |
|   |                                 |   | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>It is confirmed that the Site does not fulfil an important role for protected species. Site is amenity greenspace.<br/>The Site does not form part of the Green Infrastructure Network.</p>   |                                     |   | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>The Site is covered by an area of ecological interest (LERN record). Site is partially amenity greenspace.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall an adverse effect is considered likely in connection with this objective.</p>   |

| SA Objective   | P036 Land off Byron Road, Colne |  | P037 Land off Waterside Road, Colne |  |
|--|---------------------------------|--|-------------------------------------|--|
|  | Score                           | Commentary on effects of the policy  | Score                               | Commentary on effects of the policy  |
| to the green infrastructure network.   | <b>0</b>                        | <p>Overall a neutral effect is considered likely in connection with this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | -                                   | <p><b><u>Term</u></b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>                        | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | <b>0</b>                            | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

| SA Objective  | P036 Land off Byron Road, Colne |  | P037 Land off Waterside Road, Colne |   |
|---|---------------------------------|--|-------------------------------------|---|
|   | Score                           | Commentary on effects of the policy  | Score                               | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | 0                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial urban character area. The Site is in use for open space and does not reflect the special qualities of this character area. The Site is greenfield but located within the urban area. The site is not related to any designated historical asset or located in an area of noteworthy built character. The surrounding area is of limited built quality. The development of the Site could enhance this quality, but no doubt the site it is current open form contributes to the urban area. Overall a neutral effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects of loss of open space, balanced against the potential benefit to the quality of the urban area provided by a high quality redevelopment of the Site. Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial urban character area. The Site is in its current form makes little contribution to the quality of the local built and natural environment formed mainly of modern and functional employment site. Its careful and high quality redevelopment could minor positive effect on landscape and townscape.</p> <p><b><u>Term</u></b></p> <p>Likely permanent minor positive effects with implementation of sensitive and high quality design.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to redevelop the Site for Housing.</p> |

## P042 Land off Greenberfield Lane, Barnoldswick & P044 Land off Bailey Street, Earby

| SA Objective  | P042 Land off Greenberfield Lane, Barnoldswick |   |  | P044 Land off Bailey Street, Earby |   |  |
|---|--|---|--|------------------------------------|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 36 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | +                                  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 12 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | 0                                  | + | 0  |
|   |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site for housing would not result in the loss of employment land.</p> <p>The Site is located within 2000m of a major employment site (Crow Nest Industrial Estate) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> |                                    |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site for housing would not result in the loss of employment land.</p> <p>The Site is located within 2000m of a major employment site (West Craven Business Park) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> |

| SA Objective  | P042 Land off Greenberfield Lane, Barnoldswick      |   | P044 Land off Bailey Street, Earby                   |   |
|---|---|---|--|---|
|   | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
|   | +   | Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | +  | Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <div> <div>+</div> <div>-</div> <div>+</div> </div> | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one of more key services and/or within 2000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000m from a secondary school.</p> <p>The site is accessible to a decent range of services and facilities. The proposal is therefore considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | <div> <div>++</div> <div>-</div> <div>0</div> </div> | <p><b>Like Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Earby).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The site is accessible to a decent range of services and facilities. The proposal is therefore considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effect from the medium term.</p> <p><b>Term</b><br/>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where tests are met.</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective   | P042 Land off Greenberfield Lane, Barnoldswick |   |   |   | P044 Land off Bailey Street, Earby |   |   |  |
|--|--|---|---|---|------------------------------------|---|---|--|
|  | Score  |   |   | Commentary on effects of the policy   | Score                              |   |   | Commentary on effects of the policy  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | +  | - | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 proposal is located adjacent to Barnoldswick WWTW. Noise and odour arising from the WWTW may adversely affect the health and wellbeing of future occupiers of the Site subject to wind direction.</p> <p>On balance the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effect from development potentially reduced with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development will need to be oriented away from the WWTW with suitable boundary treatment to minimise adverse effects. Effects to be considered in consultation with Yorkshire Water. Site specific modelling may be needed of noise and odour pollution arising from the WWTW and its effect on the development site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The degree to which the proposal is affected by the nearby WWTW.</p> | +                                  | - | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Development would result in the loss of open space with little prospect of replacement open space being provided. Development would also increase pressure on health facilities.</p> <p>The Site is bordered by existing residential uses, open space and education uses. The proposal is considered to be compatible with these uses.</p> <p>Accounting for the above, on balance, the site is considered to have a minor adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect from construction reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Financial contributions towards open space provision elsewhere in Earby.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +  | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>Minor congestion experienced locally however the limited scale of the proposal means that it is unlikely to have a significant adverse effect.</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 and considering the high accessibility of the Site by non-car modes of transport, on balance, the site is considered to score a neutral effect for this objective.</p> <p><b><u>Term</u></b></p>   | +                                  | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |



| SA Objective  | P042 Land off Greenberfield Lane, Barnoldswick |  |  | P044 Land off Bailey Street, Earby |   |  |
|---|--|--|--|------------------------------------|---|--|
|   | Score  | Commentary on effects of the policy  |  | Score                              | Commentary on effects of the policy   |  |
| infrastructure with growth.   | +  | <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | +                                  | <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                          |  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                           |  | -                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield made up of designated open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects on this objective.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |
| 7. To conserve and enhance water quality and resources.                   | -- 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>A minor unnamed watercourse runs along the southern boundary of the Site.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>   |  | 0 0                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p>  |  |

| SA Objective   | P042 Land off Greenberfield Lane, Barnoldswick |   | P044 Land off Bailey Street, Earby |   |
|--|--|---|------------------------------------|---|
|  | Score  | Commentary on effects of the policy   | Score                              | Commentary on effects of the policy   |
|  | -  | <p><b><u>Term</u></b><br/>Minor adverse effect reducing with suitable mitigation.</p> <p><b><u>Mitigation</u></b><br/>Development to avoid watercourse area with SuDs drainage.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0                                  | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and medium risk of flooding from surface water. The risk of flooding from ground water is however very high. A minor adverse impact is assessed.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P042 Land off Greenberfield Lane, Barnoldswick |   |   | P044 Land off Bailey Street, Earby |   |   |
|---|--|---|---|------------------------------------|---|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?                                  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0  | ?   | - | 0                                  | 0   | 0 |
|   |  | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>It is uncertain whether the site contained protected species. The Site is predominantly improved grassland.</p>   |   |                                    | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>It is confirmed that the Site does not fulfil an important role for protected species.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall a neutral effect is considered likely in connection with this objective.</p>  |   |

| SA Objective   | P042 Land off Greenberfield Lane, Barnoldswick |  | P044 Land off Bailey Street, Earby |  |
|--|--|--|------------------------------------|--|
|  | Score  | Commentary on effects of the policy  | Score                              | Commentary on effects of the policy  |
| to the green infrastructure network.   | -  | <p>The Site forms part of the Green Infrastructure Network and its loss to development would reduce the quality of this network in this location (at this point open countryside).</p> <p>Overall a minor adverse effect is considered likely in connection with this objective.</p> <p><b>Term</b><br/>Likely minor adverse effect reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p>   | 0                                  | <p><b>Term</b><br/>Permanent neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>The Site is located in close proximity to several listed buildings and likely to form its setting. The development of the Site for housing is most likely to result in an adverse effect on these assets reducing to a more minor adverse effect with mitigation measures.</p> <p><b>Term</b><br/>Adverse effects reducing to more minor adverse effects with mitigation measures.</p> <p><b>Mitigation</b><br/>Development should not take place close to listed buildings. High quality design and implementation of design principles, and boundary treatments may reduce the adverse effects of developing the Site on the heritage asset to an acceptable level.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Degree of effect on heritage asset by development of the Site for housing. Medium-high risk.</p> | 0                                  | <p><b>Likely Significant Effects</b><br/>The Site is comprised of open space and may make a limited contribution to the existing urban environment. Its redevelopment could give rise to the opportunity to enhance this environment if developed to a high quality. Overall a neutral effect is assessed for this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>High quality design. Scale and siting of development. Boundary treatments.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P042 Land off Greenberfield Lane, Barnoldswick |   | P044 Land off Bailey Street, Earby |  |
|---|--|---|------------------------------------|--|
|   | Score  | Commentary on effects of the policy   | Score                              | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin fields Landscape Character Area (Zone 13a) however shares none of the special character or features of this character area. The Site is greenfield, it is undesignated and not noted for its landscape quality but is likely to form the setting for an existing listed building. A TPO exists along the western boundary of the Site. As such it is considered that developing the site would have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing where mitigation implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Directing development away from the listed building. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin fields Landscape Character Area (Zone 13a) however shares none of the special character or features of this character area being comprised of open space. The Site is comprised of open space and as such makes a positive contribution to the urban environment in its current form. The loss of this space will have an adverse effect though it is acknowledged that a high quality residential development may in itself have some positive impact on the surrounding area. The benefits of this is less than its current use as open space.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects in contrast to the current use.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P045 Land off Aspen Grove, Earby & P048 Former Gas Works, Glen Way, Brierfield

| SA Objective  | P045 Land off Aspen Grove, Earby |  |  | P048 Former Gas Works, Glen Way, Brierfield |  |  |
|---|----------------------------------|--|--|---|--|--|
|   | Score                            |  | Commentary on effects of the policy  | Score                                       |  | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 44 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 43 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is located in an area of known low viability. Medium-High risk.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |                                  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site for housing would not result in the loss of employment land.</p> <p>The Site is located within 2000m of a major employment site (West Craven Business Park) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> |   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is available for employment and housing. There is potential to accommodate both uses on site.</p> <p>The Site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> |

| SA Objective  | P045 Land off Aspen Grove, Earby |  |  | P048 Former Gas Works, Glen Way, Brierfield |  |  |
|---|----------------------------------|--|--|---|--|--|
|   | Score                            | Commentary on effects of the policy  |  | Score                                       | Commentary on effects of the policy  |  |
|   | +                                | Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | +   | Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0                           | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school.<br>The site is accessible to a decent range of services and facilities. The proposal is therefore considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effect from the medium term with the implementation of mitigation measures. |  | ++ - +                                      | <u>Like Significant Effects</u><br>The Site is located within 800m of a local centre (Brierfield). 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 2,000m from a secondary school. 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.<br><u>Term</u><br>Minor positive effect from the medium term with the implementation of mitigation measures. |  |
|   | +                                | <u>Mitigation</u><br>Contributions required towards service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | + / ++                                      | <u>Mitigation</u><br>Contributions required towards service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + - 0                            | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, education uses and open countryside. The proposal is considered to be compatible with these uses.  |  | ++ - 0                                      | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>A broad range of uses border the Site including residential, retail, employment and community uses. Residential development is considered likely to be compatible with these existing uses.  |  |
|   |                                  |  |  |   |  |  |

| SA Objective   | P045 Land off Aspen Grove, Earby |   |   |   | P048 Former Gas Works, Glen Way, Brierfield |   |   |  |
|--|----------------------------------|---|---|---|---|---|---|--|
|  | Score                            |   | Commentary on effects of the policy   |   | Score                                       |   | Commentary on effects of the policy   |  |
|  | 0                                |   | On balance the proposal is considered to have a Neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effect with the implementation of mitigation measures.<br><u>Mitigation</u><br>Financial contribution may be required to open space provision.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +   |   | Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.<br><u>Term</u><br>Likely Minor positive effect with the implementation of mitigation measures.<br><u>Mitigation</u><br>Financial contributions towards open space provision<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Limited to zero viability for contributions/infrastructure requirements. |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +                                | 0 | 0   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service.<br>The development of this scale and locality is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.<br><u>Term</u><br>A minor positive effect in the longer term. | ++  | 0 | 0   | <u>Likely Significant Effects</u><br>The Site is located within 400m of all transport services.<br>The development of this scale and locality is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the site is assessed as having a minor positive effect for this policy objective.<br><u>Term</u><br>Probable minor positive effects in the longer term. |
|  | +                                |   | <u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   | +   |   | <u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to meet any infrastructure requirements.   |  |



| SA Objective  | P045 Land off Aspen Grove, Earby |   | P048 Former Gas Works, Glen Way, Brierfield |   |
|---|----------------------------------|---|---|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | ++  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised on previously developed land and has a significant positive effect.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects on this objective.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Significant viability issues.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent Neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --  | <p><b>Likely Significant Effects</b></p> <p>The Site is located adjacent to the Leeds Liverpool Canal and an unnamed watercourse to the north. The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with suitable mitigation.</p> <p><b>Mitigation</b></p> <p>Development to have regard to and avoid as far as possible an adverse effect on the adjacent watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0                                |   | -   |   |

| SA Objective   | P045 Land off Aspen Grove, Earby |  | P048 Former Gas Works, Glen Way, Brierfield |  |
|--|----------------------------------|--|---|--|
|  | 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. | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P045 Land off Aspen Grove, Earby |   |  | P048 Former Gas Works, Glen Way, Brierfield |   |  |
|---|----------------------------------|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0                            | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>It is uncertain whether the site contained protected species.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall a neutral effect is considered likely in connection with this objective.</p>   |  | - - 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The site is located within 100m of a locally designated site.<br/>The Site is covered by an area of ecological interest (LERN record).<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall a minor adverse effect is considered likely in connection with this objective.</p>  |  |

| SA Objective   | P045 Land off Aspen Grove, Earby |   | P048 Former Gas Works, Glen Way, Brierfield |   |
|--|----------------------------------|---|---|---|
|  | Score                            | Commentary on effects of the policy   | Score                                       | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0                                | <p><b>Term</b><br/>Permanent Neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. The Site is predominantly improved grassland.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | -   | <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | +   | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to an existing heritage asset (Brierfield Mill) and conservation area. The Site is vacant brownfield and its condition current detracts from the quality of the built environment. The redevelopment of this site has the potential to enhance the quality of the area beneficial to the historic environment (provided mitigation measures are followed and implemented).</p> <p><b>Term</b><br/>Likely minor positive effects in the longer term following completion of the development.</p> <p><b>Mitigation</b><br/>High quality sensitivity design measures consistent with the key features and qualities of Brierfield Mill to be agreed with the Council's Conservation Officer and Historic England.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Viability for a high quality development.</p> |

| SA Objective  | P045 Land off Aspen Grove, Earby |  | P048 Former Gas Works, Glen Way, Brierfield |  |
|---|----------------------------------|--|---|--|
|   | Score                            | Commentary on effects of the policy  | Score                                       | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not have recognisable features which contribute to this character area. The Site is greenfield with open countryside on all sides apart from the north west. The Site is limited in scale and consistent with the size of the settlement of Earby and would represent a logical rounding off of the settlement in this location. The land rises insignificantly from the settlement but would be highly visible from high ground located to the east of the settlement. The land is not designated or recognised for its landscape or townscape value but would nevertheless have a minor adverse effect which could be reduced with suitable mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing where mitigation implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of good design principles. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. Whilst cleared the location of the Site within Brierfield Mill Conservation gives rise to the opportunity to restore and enhance this industrial legacy environment. The Site is vacant brownfield and its condition current detracts from the quality of the built environment. The redevelopment of this site has the potential to enhance the quality of the area beneficial to the historic environment (provided mitigation measures are followed and implemented).</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effects in the longer term following completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>High quality sensitivity design measures consistent with the key features and qualities of Brierfield Mill to be agreed with the Council's Conservation Officer and Historic England.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Viability for a high quality development.</p> |

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

| SA Objective  | P049 Land off Greenfield Road, Colne |  |   | P050 Land adjacent to Wanless Water, Greenfield Road, Colne |  |   |
|---|--------------------------------------|--|---|---|--|---|
|   | Score                                |  | Commentary on effects of the policy   | Score   |  | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                    |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 34 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is in a known location of marginal viability (medium risk).</p>   | +   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 28 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is located in an area of known marginal viability. Medium risk.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |                                      |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site is available for both housing and employment land but is of limited scale so would unlikely be able to accommodate both uses without adverse effects on the other.</p> <p>The Site is located within 2000m of a major employment site (Primet Bridge Business District) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development of the Site is available for both housing and employment land but is of limited scale so would unlikely be able to accommodate both uses without adverse effects on the other.</p> <p>The Site is located within 2000m of a major employment site (Primet Bridge Business District) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P049 Land off Greenfield Road, Colne |   |   |  | P050 Land adjacent to Wanless Water, Greenfield Road, Colne |   |   |  |
|---|--------------------------------------|---|---|--|---|---|---|--|
|   | Score                                |   |   | Commentary on effects of the policy  | Score   |   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                                   | - | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of one or more all services or a town centre (Colne).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 800m of a primary school and 2,000m 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of one or more all services or a town centre (Colne).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 800m of a primary school and 2,000m 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><b><u>Term</u></b></p> <p>Minor positive to significant positive benefits in the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions required towards service provision where tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | + / ++  |   |   | <p><b><u>Term</u></b></p> <p>Minor positive to significant positive benefits in the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions required towards service provision where tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +                                    | - | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.<br/>Little 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 located adjacent to the M65 and the Colne WWTW. The proposed use is not considered compatible with these adjacent uses owing to adverse effects on health and wellbeing caused of potential future residents due to noise, air pollution, odour and from flies.</p> | +   | - | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.<br/>Little 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 located adjacent to the M65 and the Colne WWTW. The proposed use is not considered compatible with these adjacent uses owing to adverse effects on health and wellbeing caused of potential future residents due to noise, air pollution, odour and from flies.</p> |

| SA Objective   | P049 Land off Greenfield Road, Colne |  |  | P050 Land adjacent to Wanless Water, Greenfield Road, Colne |   |  |
|--|--------------------------------------|--|--|---|---|--|
|  | Score                                | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy   |  |
|  | -                                    | <p>On balance the proposal is considered to have a permanent adverse effect.</p> <p><b>Term</b><br/>Permanent adverse effect is likely.</p> <p><b>Mitigation</b><br/>Financial contribution may be required to open space provision. Design response required to proximity to M65 and WWTW.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |  | -   | <p>On balance the proposal is considered to have a permanent adverse effect.</p> <p><b>Term</b><br/>Permanent adverse effect is likely.</p> <p><b>Mitigation</b><br/>Financial contribution may be required to open space provision. Design response required to proximity to M65 and WWTW.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + 0 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale 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><b>Term</b><br/>Minor positive effect in the medium term with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability to meet any infrastructure requirements. Medium Risk.</p> |  | + 0 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale 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><b>Term</b><br/>Minor positive effect in the medium term with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability to meet any infrastructure requirements.</p> |  |



| SA Objective  | P049 Land off Greenfield Road, Colne |   | P050 Land adjacent to Wanless Water, Greenfield Road, Colne |  |
|---|--------------------------------------|---|---|--|
|   | Score                                | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -                                    | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                    | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --  | <p><b>Likely Significant Effects</b></p> <p>The Site is located adjacent to existing water courses (Wanless Water and Colne Water)</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with suitable mitigation.</p> <p><b>Mitigation</b></p> <p>Development to have regard to and avoid as far as possible an adverse effect on the adjacent watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0                                    |   | -   |  |

| SA Objective   | P049 Land off Greenfield Road, Colne |  | P050 Land adjacent to Wanless Water, Greenfield Road, Colne |   |
|--|--------------------------------------|--|---|---|
|  | Score                                | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | <b>0</b>                             | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.<br/>Effects of climate change on flood risk.</p> | --  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is identified to be located mostly in FZ3 with the remainder of the Site in FZ2. As such the site has a significant adverse effect on this objective and its development for housing is not suitable.</p> <p><b><u>Term</u></b><br/>Permanent Significant adverse effects.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 9. To improve air quality.   | <b>0</b>                             | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>                   |

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

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

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

## P052 Former Railway Sidings, Railway Street, Brierfield & P053 Green Works, Knotts Lane, Colne

| SA Objective  | P052 Former Railway Sidings, Railway Street, Brierfield |  |   | P053 Green Works, Knotts Lane, Colne |  |   |
|---|---|--|---|--------------------------------------|--|---|
|   | Score   | Commentary on effects of the policy  |   | Score                                | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 60 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is in a known location of marginal viability (medium risk).</p>   |   | +                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 26 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is located in an area of more limited viability. Medium risk.</p>  |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | -   | +  | 0 | 0                                    | +  | 0 |
|   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is occupied and in use for employment use. The Site is available for employment and housing uses which could sit alongside each other. As such whilst the redevelopment of the Site would result in a loss of employment land the extent of this loss would be mitigated to some degree by a mixed use redevelopment of the site.</p> <p>The Site is located within 2000m of a major employment site (Lomeshaye Industrial Estate) 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><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> |   |

| SA Objective  | P052 Former Railway Sidings, Railway Street, Brierfield |   |  | P053 Green Works, Knotts Lane, Colne |   |  |
|---|---|---|--|--------------------------------------|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score                                | Commentary on effects of the policy   |  |
|   | 0   | <p>Accounting for the above, the proposal is considered to score neutral effect.</p> <p><b>Term</b></p> <p>Neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>The site is developed as a mixed use scheme.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | +                                    | <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - +  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more all services of a local centre (Brierfield).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000m 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><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more all services of a town centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000m 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><b>Term</b></p> <p>Minor positive to significant positive benefits in the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards service provision required where tests met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | + / ++                               | <p><b>Term</b></p> <p>Minor positive to significant positive benefits in the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards service provision required where tests met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |

| SA Objective   | P052 Former Railway Sidings, Railway Street, Brierfield |   |   | P053 Green Works, Knotts Lane, Colne |   |   |
|--|---|---|---|--------------------------------------|---|---|
|  | Score   |   | Commentary on effects of the policy   | Score                                |   | Commentary on effects of the policy   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | ++  | 0 | -   | +                                    | - | 0   |
|  | 0   |   | <p><b><u>Likely Significant Effects</u></b></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 residential, commercial and religious uses. The Site is also bordered by the Colne-Preston railway which may cause noise/vibration issues for future residents. A minor adverse effect is assessed, however this is likely to be mitigated.</p> <p><b><u>Term</u></b></p> <p>A near neutral effect in the longer term with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Financial contribution may be required to open space provision. Development to be orientated to minimise effects of railway. Boundary treatment works.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scope of viability to deliver a suitable development of the Site.</p> | 0                                    |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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>A broad range of uses border the Site including residential, retail, employment and community uses. Residential development is considered likely to be compatible with these existing uses.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Financial contributions towards open space provision</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Limited to zero viability for contributions/infrastructure requirements.</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | ++  | 0 | 0   | +                                    | 0 | 0   |
|  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of all transport services.</p> <p>The development of this scale 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><b><u>Term</u></b></p>   |                                      |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale 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><b><u>Term</u></b></p>  |



| SA Objective  | P052 Former Railway Sidings, Railway Street, Brierfield |  |   | P053 Green Works, Knotts Lane, Colne |   |   |
|---|---|--|---|--------------------------------------|---|---|
|   | Score   | Commentary on effects of the policy  |   | Score                                | Commentary on effects of the policy   |   |
| infrastructure with growth.   | +   | <p>minor positive effect in the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to meet any infrastructure requirements. Medium Risk.</p> |   | +                                    | <p>minor positive effect in the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to meet any infrastructure requirements.</p> |   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is comprised of previously developed land and as such is considered to have significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                           |   | ++                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is comprised of previously developed land and as such is considered to have significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>              |   |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> | 0                                    | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> |

| SA Objective   | P052 Former Railway Sidings, Railway Street, Brierfield |  | P053 Green Works, Knotts Lane, Colne |  |
|--|---|--|--------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                                | Commentary on effects of the policy  |
|  | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | 0                                    | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   | <u>Likely Significant Effects</u><br>A band of FZ2 and FZ3 crosses the northern part of the Site. The Site is at a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.<br><u>Term</u><br>Minor adverse effect which could be addressed somewhat through the detailed design.<br><u>Mitigation</u><br>Avoidance of development in FZ2/FZ3. Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures. | 0                                    | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. |
| 9. To improve air quality.   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   | 0                                    | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   |

| SA Objective  | P052 Former Railway Sidings, Railway Street, Brierfield |   | P053 Green Works, Knotts Lane, Colne |   |
|---|---|---|--------------------------------------|---|
|   | Score   | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                    | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The Site is covered by an area of ecological interest (LERN record).<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall the proposal is considered to have a minor adverse effect on this objective.</p>  | 0 ? 0                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p>   |

| SA Objective   | P052 Former Railway Sidings, Railway Street, Brierfield |  | P053 Green Works, Knotts Lane, Colne |  |
|--|---|--|--------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                                | Commentary on effects of the policy  |
| to the green infrastructure network.   | -   | <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability of biodiversity and open space measures.</p>   | 0                                    | <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability of biodiversity and open space measures.</p>        |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | +   | <p><b>Likely Significant Effects</b><br/>The Site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The Site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to enhance the local area to the benefit of the historic environment.</p> <p><b>Term</b><br/>Likely positive effects from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Viability to provide a high quality scheme.</p> | 0                                    | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P052 Former Railway Sidings, Railway Street, Brierfield |  | P053 Green Works, Knotts Lane, Colne |  |
|---|---|--|--------------------------------------|--|
|   | Score   | Commentary on effects of the policy  | Score                                | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site is comprised of former railway sidings used for storage. Its development has the potential to benefit the LCA. The Site is located near to a conservation area and likely to form part of its setting given its proximity to this conservation area. The Site is not attractive in its current form and detracts from the built environment. Its redevelopment therefore gives rise to the opportunity to enhance the local area to the benefit of the historic environment.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects in the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to provide a high quality scheme.</p> | +                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site is vacant and detracts from the wider built environment in its current form breaking the streetscene and quality of the urban environment. Its redevelopment presents the opportunity to enhance the wider built environment benefitting local townscape.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from completion with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to provide a high quality scheme.</p> |

**P055 Land off Foster Road, Barnoldswick & P056 Field Nos 67777, 7878 & 9379, Gisburn Road, Blacko**

| SA Objective  | P055 Land off Foster Road, Barnoldswick |   |   | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |   |  |
|---|---|---|---|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 93 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 10 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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   | 0   | 0 | 0  |
|   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2000m of a major employment site (Barnoldswick 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located is excess of 2000m of a major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to score neutral effect.</p> <p><b><u>Term</u></b></p> <p>Neutral effect with mitigation from occupation.</p> <p><b><u>Mitigation</u></b></p> <p>The site is developed as a mixed use scheme.</p> |

| SA Objective  | P055 Land off Foster Road, Barnoldswick |   |  |  | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |   |  |   |
|---|---|---|--|--|---|---|--|---|
|   | Score                                   |   | Commentary on effects of the policy  |  | Score   |   | Commentary on effects of the policy                          |   |
|   | +                                       |   | Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | 0   |   | <u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +                                       | - | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more services or a town centre (Barnoldswick).<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions required to support service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +   | - | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more all services.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions required to support service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability and vibrancy of current facilities and services. Low risk. |
|   | 0                                       |   |  |  | 0   |   |  |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +                                       | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential and agricultural uses. The proposal is considered compatible with these uses.<br>Overall the proposal is considered to have a minor positive effect for this objective.  | +   | - | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential and agricultural uses. The proposal is considered compatible with these uses.<br>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.  |
|   |   |   |  |  |   |   |  |   |

| SA Objective   | P055 Land off Foster Road, Barnoldswick |   |  |   | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |   |   |   |
|--|---|---|--|---|---|---|---|---|
|  | Score                                   |   | Commentary on effects of the policy  |   | Score   |   | Commentary on effects of the policy   |   |
|  | +                                       |   | <u>Term</u><br>A minor positive effect form the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Open space provision required on site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | 0   |   | <u>Term</u><br>A likely permanent neutral effect with implementation of mitigation measures.<br><u>Mitigation</u><br>Financial contributions towards open space provision<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +                                       | - | 0  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are existing capacity issues on the local highway network. The development of the Site is likely to contribute this issue.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a neutral effect on this objective.<br><u>Term</u><br>Neutral effect in the medium term with mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0   | 0 | 0   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport service however this is of limited frequency.<br>The development of this scale is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a neutral effect on this objective.<br><u>Term</u><br>Likely neutral effect from the medium term with mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to meet any infrastructure requirements due to limited scale of development. Medium Risk. |
|  | 0                                       |   |  |   | 0   |   |   |   |



| SA Objective  | P055 Land off Foster Road, Barnoldswick |  | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |  |
|---|---|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield and may include BMV. Significant adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Extent of BMV to be confirmed. Avoid development of BMV as much of possible.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                       | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0                                       |  | 0   |  |

| SA Objective   | P055 Land off Foster Road, Barnoldswick |  | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |  |
|--|---|--|---|--|
|  | 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. | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.<br/>Effects of climate change on flood risk.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P055 Land off Foster Road, Barnoldswick |   | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |   |
|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The role of the Site for protected species is at this point unknown. The Site is predominantly improved grassland<br/>The Site does not form part of the Green Infrastructure Network.</p>  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The role of the Site for protected species is at this point unknown.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p>   |

| SA Objective   | P055 Land off Foster Road, Barnoldswick |  | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |   |
|--|---|--|---|---|
|  | Score                                   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| to the green infrastructure network.   | <b>0</b>                                | <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effect with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | <b>0</b>  | <p>Likely permanent neutral effect with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Scope for biodiversity and open space measures given limited scale of the Site.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>There are a number of listed buildings in the area which might be influenced by the development site including Blacko Tower. The Site is limited in scale, and development would be seen in the context of the wider built environment which runs along Gisburn Road. Opportunity likely exists to minimise the potential for adverse effects applying good design principles and providing a high quality boundary treatment where needed.</p> <p><b><u>Term</u></b><br/>Initial adverse effects reducing to neutral with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of high quality design which is sensitive and reflects the wider built environment.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective  | P055 Land off Foster Road, Barnoldswick |  | P056 Field Nos 6777, 7878 & 9379 Gisburn Road, Blacko |  |
|---|---|--|---|--|
|   | Score                                   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst the site has a strong field pattern the site does not reflect the broader drumlin like qualities of the wider landscape (unlike land to the north). The Site is well linked to and highly influenced by the settlement edge. The Site is not recognised for its landscape or townscape quality. The northern and western boundaries of the Site are subject to a TPO. The Site is relatively limited in scale and would round off the built up area. A PROW traverses the site north to south with a further PROW crossing on high ground to the west of the Site. Views and experiences from the PROW would alter with the development of the Site, though it should be acknowledge that built form already exists in close proximity to the PROW. The Site is visible from Brogden Road to the north and its development is likely to have an urbanizing effect. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect likely most significant and harmful during the construction phase, reducing over time as the development integrates into the wider landscape and setting of the town, reducing in the long term further with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Suitable offset to TPO along boundary of the Site with TPO retained.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site occupies the lower slopes lead up to Blacko Tower. The Site has some characteristics of the Moorland Fringe Landscape including dry stone walls, rising open landscape, and commanding views but these are limited by the close relationship of the Site to the wider settlement. The site occupies land immediately adjacent to Gisburn Road. The site is small in scale and would provide for a ribbon type development. Development of the Site would reflect the elongated form of Blacko. Its development would however disrupt views northwards into the open countryside from Gisburn Road and inevitable result in a change to the character of the area. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |

## P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick & P060 Former Mansfield High School, Taylor Street, Brierfield

| SA Objective  | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |   |   | P060 Former Mansfield High School, Taylor Street, Brierfield   |   |  |
|---|--|---|---|--|---|--|
|   | Score  | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 43 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area which experiences low viability. High Risk.</p> |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +  | +   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment but is available for employment and may hold the opportunity for a mixed use development.</p> <p>The Site is located within 2000m of a major employment site (Barnoldswick 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>Accounting for the above, the site is considered to score a minor positive effect.</p> |   | <p style="background-color: #76b82a; color: white; text-align: center;">0</p> <p style="background-color: #76b82a; color: white; text-align: center;">+</p> <p style="background-color: #76b82a; color: white; text-align: center;">0</p> <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2000m of a major employment site (Lomeshaye 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 site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> |

| SA Objective  | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |  |   | P060 Former Mansfield High School, Taylor Street, Brierfield |   |    |
|---|--|--|---|--|---|----|
|   | Score  | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy                                   |    |
|   | +  | <u>Term</u><br>Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   | +  | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |    |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -  | 0 | ++   | -   | ++ |
|   | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more services or 2000m of a town centre (Barnoldswick).<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects where mitigation is implemented.<br><u>Mitigation</u><br>Contributions may be sought towards service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | ++   | ++  | ++ |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | 0  | -  | 0 | ++   | -   | 0  |
|   | 0  | <u>Likely Significant Effects</u><br>The Site is located within 2000m of a GP or open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential, open countryside and concrete works. The operation at the concrete works could adversely affect future occupiers of the Site due to noise and dust from the works.  |   | ++   | ++  | ++ |

| SA Objective   | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |  |   | P060 Former Mansfield High School, Taylor Street, Brierfield   |   |  |
|--|--|--|---|--|---|--|
|  | Score  | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy   |  |
|  | -  | Overall the proposal is considered to have a minor negative effect for this objective.<br><u>Term</u><br>A minor adverse effect potentially reducing with mitigation measures.<br><u>Mitigation</u><br>Open space provision required on site. Development directed away from the concrete works with suitable boundary treatments.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +  | <u>Term</u><br>A minor positive from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Financial contributions towards open space provision<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability for contribution (High risk). |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0  | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor positive effect on this objective.<br><u>Term</u><br>Minor positive from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   |  |
|  | +  |  |   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. Whilst there are capacity issues on the local highway network the scale of development and proposals cumulatively are unlikely to be severe. The development of the Site is likely to contribute this issue.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a positive effect on this objective.<br><u>Term</u><br>Permanent positive effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Viability to meet any infrastructure requirements due to limited scale of development. High Risk. |   |  |



| SA Objective  | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |   |   | P060 Former Mansfield High School, Taylor Street, Brierfield |   |   |
|---|--|---|---|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | ++   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |   | 0  |   |   |

| SA Objective   | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |   | P060 Former Mansfield High School, Taylor Street, Brierfield |   |
|--|--|---|--|---|
|  | 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. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding from both surface water and ground water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing with the implementation of mitigation measures</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>Over 50% of the Site is located within Flood Zone 2. The proposal therefore has a minor adverse effect.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Avoidance of FZ2 for development as far as possible. Flood storage areas to be provided. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scope for measures within the area of the Site and Viability. Site specific modelling may show site is in FZ1 (to be confirmed in SFRA).</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |

| SA Objective  | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |   |  | P060 Former Mansfield High School, Taylor Street, Brierfield |   |  |
|---|--|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>N/A</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The role of the Site for protected species is at this point unknown.<br/>The Site is outside of but near to the Green Infrastructure Network and may provide the opportunity to increase connectivity to and broaden this network.</p>  |  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p>   |  |

| SA Objective   | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |  | P060 Former Mansfield High School, Taylor Street, Brierfield |   |
|--|--|--|--|---|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0  | <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | 0  | <p>Likely permanent neutral effect with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Scope for biodiversity and open space measures given limited scale of the Site.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>Development may be visible and disrupt views from the Calf Hall and Gillians Conservation Area, and may adversely affect its setting.</p> <p><b>Term</b><br/>Possible adverse effects reducing with the implementation of mitigation measures to be agreed with the Council.</p> <p><b>Mitigation</b><br/>Boundary treatment works. Adoption of high quality design. Use of local materials.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick |   | P060 Former Mansfield High School, Taylor Street, Brierfield |  |
|---|--|---|--|--|
|   | Score  | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not feature the physical qualities of this LCA. The Site is PDL on elevated land to the north west of the town, with existing industrial uses to the west and residential dwellings to the east.. The Site is not recognised for its landscape or townscape quality. The Site protrudes outwards from the built up area and highly visible from the west. The Site however in its current form is low in quality and as such its redevelopment could enhance this environment if development sensitively this is balanced against the potential harm to the conservation area. Overall a neutral effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Permeant neutral effect from the medium term with the adoption of mitigation measures to be agreed with the Council.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site does not contribute to this character area, disrupting the local street pattern. Whilst the Site provides for openness is not accessible for public use. The site is located within the built up area where the environmental quality is currently limited. The redevelopment of the Site for housing could enhance the existing environment significantly where new homes are high quality in their design.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability. High Risk.</p> |

## P064 Brook Shed, New Road, Earby & P065 Land at Higher Parrock Farm, Parrock Road, Barrowford

| SA Objective  | P064 Brook Shed, New Road, Earby |  |   | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |  |   |
|---|----------------------------------|--|---|--|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 65 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 38 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |                                  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2000m of a major employment site (West Craven Business Park) 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>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2000m of a major employment site (Riverside Business Park).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P064 Brook Shed, New Road, Earby |   |                                     | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford   |  |                                     |
|---|----------------------------------|---|-------------------------------------|--|--|-------------------------------------|
|   | Score                            |   | Commentary on effects of the policy | Score  |  | Commentary on effects of the policy |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                               | - | 0                                   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby)<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br><br>The site is accessible to some services and facilities. The proposal is considered to have minor positive effects for this objective.<br><u>Term</u><br>minor positive effects increasing further with sufficient contributions made towards infrastructure provision. |  |                                     |
|   | +                                |   |                                     | <u>Mitigation</u><br>Request for contributions made by made where there is a shortfall in service provision which the development will exacerbate.<br><br><u>Assumptions</u><br>None.<br><br><u>Uncertainties</u><br>None.   |  |                                     |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                               | 0 | -                                   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br><br>The Site is bordered by existing residential, open countryside and concrete works. The operation at the concrete works could adversely affect future occupiers of the Site due to noise and dust from the works.  |  |                                     |
|   |                                  |   |                                     | <u>Mitigation</u><br>Request for contributions made by made where there is a shortfall in service provision which the development will exacerbate.<br><br><u>Assumptions</u><br>None.<br><br><u>Uncertainties</u><br>None.   |  |                                     |

| SA Objective   | P064 Brook Shed, New Road, Earby |   |   |  | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |   |   |   |
|--|----------------------------------|---|---|--|--|---|---|---|
|  | Score                            |   |   | Commentary on effects of the policy  | Score  |   |   | Commentary on effects of the policy   |
|  | +                                |   |   | Overall the proposal is considered to have a minor positive effect for this objective with suitable mitigation measures.<br><u>Term</u><br>A minor positive effect.<br><u>Mitigation</u><br>Financial contributions towards open space provision. Direct development away from the concrete works. Suitable boundary treatment along the western side of the Site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | 0  |   |   | <u>Term</u><br>A neutral effect from the medium term with adoption of mitigation measures.<br><u>Mitigation</u><br>Open space provision required on site. Development directed away from the concrete works with suitable boundary treatments.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +                                | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>The development of this scale is unlikely to result on adverse effects for the highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.<br><u>Term</u><br>A minor positive from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | -  | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located in excess of 400m from all transport services. Bus provision connected with the development of Trough Laithe will however mean that the site is within 400m of a bus service.<br><br>There are existing capacity issues on the local highway network. The development of the Site is however of limited scale so unlikely to contribute significantly to this.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor negative effect on this objective.<br><u>Term</u><br>Minor negative potentially reducing in the medium to long term with adoption of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|  | +                                |   |   |  | -  |   |   |   |



| SA Objective  | P064 Brook Shed, New Road, Earby |  | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |  |
|---|----------------------------------|--|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                |
| 7. To conserve and enhance water quality and resources.                   | --                               | <p><b>Likely Significant Effects</b></p> <p>The Site is located adjacent to New Cut which flows south to north immediately west of the Site.</p> <p>The development may require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing in the medium term somewhat with mitigation.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Water management infrastructure along water course enhanced and supplemented by drainage infrastructure within the development.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>To be confirmed in consultation with Yorkshire Water and SFRA.</p> | 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent Neutral effect.</p> |
|   | -                                |  | 0  | <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |

| SA Objective   | P064 Brook Shed, New Road, Earby |  | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |  |
|--|----------------------------------|--|--|--|
|  | 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. | --                               | <p><b><u>Likely Significant Effects</u></b><br/>Much of the Site is located within FZ2 or FZ3. There is a high risk of surface water flooding. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Significant adverse effects unlikely to be mitigated.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development should avoid areas of high risk flooding informed by detailed site modelling. This modelling may show the site is not developable for housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within Flood Zone 1. The proposal therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects in the medium term with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P064 Brook Shed, New Road, Earby |  |   | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |  |   |
|---|----------------------------------|--|---|--|--|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>N/A</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |   | -  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0                                | ?  | 0 | 0  | -  | - |
|   |                                  | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>The role of the Site for protected species is at this point unknown.<br/>The Site is not located within the Green Infrastructure Network.<br/>Overall the proposal is considered to likely have a neutral effect on this objective.</p>   |   |  | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>The Site is covered by an area of ecological interest (LERN record). Site comprised of semi-improved grassland.<br/>The Site forms part of the Green Infrastructure Network and its development with adversely affect this network.</p>   |   |

| SA Objective   | P064 Brook Shed, New Road, Earby |  | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |  |
|--|----------------------------------|--|--|--|
|  | Score                            | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0                                | <p><b>Term</b><br/>Likely permanent neutral effect with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | -  | <p>Overall the proposal is considered likely to have a minor adverse on this objective.</p> <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ++                               | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The Site is overgrown and vacant and in its current condition detracts from the built quality of the wider area. The redevelopment of the Site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><b>Term</b><br/>Likely significant positive effects in the longer term following completion of the development</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Likely Significant Effects</b><br/>The Site is located within the Carr Hall and Wheatley Lane Conservation Area and is likely in the setting of Lauds Farm (a listed building). The development of the Site is likely to have an adverse effect on the conservation area given that it is current undeveloped in this location. Mitigation measures including adopting a high quality design and boundary treatments may reduce this adverse effect.</p> <p><b>Term</b><br/>Minor adverse effects reducing with the implementation of successful mitigation measures to be agreed with the Council.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P064 Brook Shed, New Road, Earby |   | P065 Land at Higher Parrock Farm, Parrock Road, Barrowford |   |
|---|----------------------------------|---|--|---|
|   | Score                            | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | ++                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a), however does not contribute to this LCA being formed of PDL entirely contained within Earby. The Site is overgrown and vacant and in its current condition detracts from the built quality of the wider area. The redevelopment of the Site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Likely significant positive effects in the longer term following completion of the development.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site shows a weak contribution to this character area due to its limited scale and close relationship to existing built form. Open land to the east forms part of Trough Laithe Strategic Urban Extension which will change significantly the character of the area. The Site is located within the Carr Hall and Wheatley Lane Conservation Area and is likely in the setting of Lauds Farm (a listed building). The development of the Site is likely to have an adverse effect on the conservation area given that it is current undeveloped in this location. Mitigation measures including adopting a high quality design and boundary treatments may reduce this adverse effect. There are a number of TPOs within the Site which could reduce the developable area.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing with the implementation of successful mitigation measures to be agreed with the Council.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. TPO areas should be retained.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P068 Land at Barnoldswick Road/Colne Road, Kelbrook, P071 Land adjacent to 340 Wheatley Lane Road, Fence

| SA Objective  | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |   |   |   |  | P071 Land adjacent to 340 Wheatley Lane Road, Fence |   |   |   |  |
|---|---|---|---|---|--|---|---|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 64 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | +   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment. The Site is available for employment and could provide a suitable location for a mixed use development.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect on this objective</p> <p><b><u>Term</u></b></p> |  | 0   | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Longer term Neutral effects.</p> <p><b><u>Mitigation</u></b></p> |  |

| SA Objective  | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |   |  | P071 Land adjacent to 340 Wheatley Lane Road, Fence |   |   |
|---|---|---|--|---|---|---|
|   | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy                                   |   |
|   | +   | Minor positive effect from the medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | 0   | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | -   | 0  | +   | -   | 0   |
|   | 0   |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more service.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects where mitigation measures required and implemented.<br><u>Mitigation</u><br>Contributions towards service provision will be required where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0   |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more services.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects where mitigation measures required and implemented.<br><u>Mitigation</u><br>Contributions towards service provision will be required where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0   | 0  | +   | -   | 0   |
|   | 0   |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential and open countryside. The proposed use is considered to be compatible with these existing land uses.   | 0   |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered mainly by existing residential uses. The proposal is considered compatible with these uses.<br>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.  |

| SA Objective   | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |   |   |   | P071 Land adjacent to 340 Wheatley Lane Road, Fence |   |   |   |
|--|---|---|---|---|---|---|---|---|
|  | Score   |   |   | Commentary on effects of the policy   | Score   |   |   | Commentary on effects of the policy   |
|  | +   |   |   | Overall the proposal is considered to have a minor positive effect for this objective.<br><u>Term</u><br>A minor positive effect from the medium term.<br><u>Mitigation</u><br>Financial contributions towards open space provision<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | 0   |   |   | <u>Term</u><br>A permanent neutral effect from the medium term.<br><u>Mitigation</u><br>Financial contributions towards open space provision<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are existing capacity issues on the local highway network. The development of the Site is however of limited scale so unlikely to contribute significantly to this.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.<br><u>Term</u><br>A permanent minor positive from the medium term.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +   | - | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are existing capacity issues on the local highway network. Whilst limited in scale the development is likely to contribute to these especially in peak hours.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.<br><u>Term</u><br>A neutral effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|  | +   |   |   |   | 0   |   |   |   |



| SA Objective  | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |   | P071 Land adjacent to 340 Wheatley Lane Road, Fence |   |
|---|---|---|---|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permenant Neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --  | <p><b>Likely Significant Effects</b></p> <p>The Site is located adjacent to an unnamed watercourse which flows to the north of the Site.</p> <p>The development may require any upgrade to water management infrastructure. Overall the site is considered to have minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing somewhat with mitigation.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse. Water management infrastructure along water course enhanced and supplemented by drainage infrastructure within the development.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |   | -   |   |

| SA Objective   | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |  | P071 Land adjacent to 340 Wheatley Lane Road, Fence |  |
|--|---|--|---|--|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |  | P071 Land adjacent to 340 Wheatley Lane Road, Fence |  |
|---|---|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site partially is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The Site is primarily made up of amenity grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network and has the potential to enhance connectivity and expand this network.</p>  | 0 ? -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown.</p> <p>The Site forms part of the Green Infrastructure Network and its development with adversely affect this network.</p>  |

| SA Objective   | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |   | P071 Land adjacent to 340 Wheatley Lane Road, Fence |  |
|--|---|---|---|--|
|  | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0   | <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b><br/>Potential permanent neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -   | <p>Overall the proposal is considered likely to have a minor adverse on this objective.</p> <p><b>Term</b><br/>Likely minor adverse effect reduced longer term with the successful implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | -   | <p><b>Likely Significant Effects</b><br/>The Site is located in close proximity to two listed buildings and is located on land which rises upward from Wheatley Lane Road. The Site is likely to form part of the setting of these listed buildings given that the site in its current form is part of the open countryside. The development of the Site will significantly alter the character and setting of these listed buildings with harm likely.</p> <p><b>Term</b><br/>Significant adverse possible and require further assessment. Harm at the very least is identified, with the potential for this to be reduce with suitable mitigation measures.</p> <p><b>Mitigation</b><br/>Further assessment necessary of interaction between site and listed buildings. High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the listed buildings. Development set back and contained to only part of the Site. Boundary treatments.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P068 Land at Barnoldswick Road/Colne Road, Kelbrook |  | P071 Land adjacent to 340 Wheatley Lane Road, Fence |   |
|---|---|--|---|---|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is flat and open in its character and is not considered to contribute towards the landscape quality in this area. Whilst contained by existing road infrastructure to the south and east, the development of the Site would significantly extend the built extent of Kelbrook into the open countryside and see a significant expansion to the west of the A56 which is not characteristic of the settlement. The site itself is not formally designated for its quality. The development would be prominent from the roadside. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects even with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Careful siting and design of new dwellings. Boundary treatment work.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is considered to make a positive contribute to this character area with features of contain fields, trees and woodland, and a gently climbing slope. The development of the site will have some harm to landscape character at a local scale. The Site extends significantly into the open countryside, and does not reflect the existing pattern of development. The development of the Site has already been found to adversely effect for the historic environment. The Site is designated Green Belt and considered to continue to function in response to the five purposes. A PROW crosses through the centre of the Site and would experience significant change should the site be developed for housing.</p> <p><b><u>Term</u></b></p> <p>Permanent Significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Mitigation Not available.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford & P080 Hayfield Meadow, Earby Road, Salterforth

| SA Objective  | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford  |   |   | P080 Hayfield Meadow, Earby Road, Salterforth   |   |   |
|---|--|---|---|---|---|---|
|   | Score  |   |   | Score   |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++   |   |   | +   |   |   |
|   |  |   |   |   |   |   |
|   | Likely Significant Effects<br>The Site has capacity for 165 dwellings and as such is considered to have a significant positive effect for this objective.<br><u>Term</u><br>Minor positive effect in the short to medium term.<br><u>Mitigation</u><br>Planning obligations for the mix of housing.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |   | Likely Significant Effects<br>The Site has capacity for 75 dwellings and as such is considered to have a minor positive effect.<br><u>Term</u><br>Minor positive effect from the short to medium term.<br><u>Mitigation</u><br>Planning obligations for the mix of housing.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0  | 0 | 0 | 0   | 0 | 0 |
|   | Likely Significant Effects<br>The development site is not currently used for employment.<br>The Site is located in excess of 2,000m of the nearest major employment site.<br>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br>Accounting for the above, the proposal is considered to have a neutral effect on this objective<br><u>Term</u><br>Likely permanent neutral effect.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |   | Likely Significant Effects<br>The development site is not currently used for employment.<br>The Site is located in excess of 2,000m of the nearest major employment site.<br>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br>Accounting for the above, the proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effect.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |   |

| SA Objective  | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |   |  | P080 Hayfield Meadow, Earby Road, Salterforth |   |  |
|---|---|---|--|---|---|--|
|   | Score   |   | Commentary on effects of the policy  | Score   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | - | 0  | +   | - | +  |
|   | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of Barrowford Local Centre<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 2000m of a primary school.</p> <p>The site is accessible to some services and facilities. The proposal is considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more services or 2,000m of a local centre (Earby).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The site is accessible to some services and facilities. The proposal is considered to have a minor positive on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | + | -  | +   | 0 | 0  |
|   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>Proposals include a significant package of open space facilities including a mountain bike cycling area and fishing ponds. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential, open countryside, park, cemetery, and the M65 motorway. There is a degree of conflict</p>   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>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 residential uses and open countryside. The proposal is considered compatible with these uses.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>   |

| SA Objective   | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |   |  |  | P080 Hayfield Meadow, Earby Road, Salterforth |   |   |   |
|--|---|---|--|--|---|---|---|---|
|  | Score   |   | Commentary on effects of the policy  |  | Score   |   | Commentary on effects of the policy   |   |
|  | +   |   | between the proposed use and the motorway and the adverse effects on health likely from noise and pollution.<br>Overall the proposal is considered to have a minor positive effect for this objective with mitigation measures<br><u>Term</u><br>A likely minor positive effect from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Full delivery of open space proposed. Financial contributions towards open space provision where required. Development to be located away from the Motorway with sufficient boundary treatment and design measures to reduce the impacts of the motorway on future occupiers.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | +   |   | <u>Term</u><br>Minor positive effects from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Potential requirement for financial contribution to open space requirements.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | ? | 0  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are minor existing capacity issues on the local highway network. The effects of the development on this congestion is uncertain.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive from the medium term. | +   | 0 | 0   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known capacity issues on the local highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.<br><u>Term</u><br>A minor positive effect from the medium term. |
|  | +   |   | <u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | +   |   | <u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |



| SA Objective  | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |  |  | P080 Hayfield Meadow, Earby Road, Salterforth |  |  |
|---|---|--|--|---|--|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   |   |  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective   | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |  | P080 Hayfield Meadow, Earby Road, Salterforth |   |
|--|---|--|---|---|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>A minor adverse effect potentially reducing in the longer term with the successful implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | <b>0</b>                                      | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |   |  | P080 Hayfield Meadow, Earby Road, Salterforth |   |  |
|---|---|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site partially is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site predominantly features semi-improved grassland.</p> <p>The Site does not affect the Green Infrastructure Network.</p>  |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown. The Site is primarily arable farmland.</p> <p>The Site does not affect the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p>   |  |

| SA Objective   | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |  | P080 Hayfield Meadow, Earby Road, Salterforth |  |
|--|---|--|---|--|
|  | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | -   | <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | 0   | <p><b>Term</b><br/>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -   | <p><b>Likely Significant Effects</b><br/>The Site is located in close proximity to Barrowford Conservation Area, a cluster of listed buildings at Barrowford Park Entrance, and listed structures associated with the Leeds Liverpool Canal. The development of the Site may have an adverse effect on this objective.</p> <p><b>Term</b><br/>Possible adverse effects reducing with sufficient mitigation.</p> <p><b>Mitigation</b><br/>The effect of the Site on local heritage assets will need to be assessed and evidenced through the planning application stage. Policies of the Local Plan and National Planning Policy will ensure that the historic environment is protected from inappropriate forms of development.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | 0   | <p><b>Likely Significant Effects</b><br/>There are several listed buildings located distant from the Site which are unlikely to be affected by the Site's development. A neutral effect is concluded for this objective.</p> <p><b>Term</b><br/>Subject to site specific evidence and consultee advice, the proposal is likely to result in a neutral effect in the long term.</p> <p><b>Mitigation</b><br/>High quality design and boundary treatment works should help minimise any potential effect on the historic environment.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P078 Land at Higher Park Hill Farm, Barrowford Road, Barrowford |   | P080 Hayfield Meadow, Earby Road, Salterforth |  |
|---|---|---|---|--|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a) and contribute positively to the quality of this Character Area within this part of the Borough providing a break in development with providing a well-defined field pattern and woodland close to local watercourses and key sources of recreation. The break provided by the Site is all the more important given the role this land has in maintaining separation between Barrowford and Colne. The development of the Site for housing would have potentially significant adverse effects on local landscape character. The Site has uncertain effects on the historic environment which will need to be assessed in response to site specific evidence and any scheme brought forward to develop the Site. The Site is designated Green Belt and is found in evidence to maintain a critical role in the Green Belt. The site is covered by numerous TPOs causing significant constraint to the development of the Site. The release of the site for development would therefore conflict with national planning policy. There are no very special circumstances under which to allow the development of the Site. Overall a significant adverse effect which could not be mitigation under current circumstances.</p> <p><b><u>Term</u></b></p> <p>Permanent Significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Mitigation Not available.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site sits elevated within the local landscape with outward views of drumlin fields located to the north. The site contributes to the local character affording views of this landscape from Salterforth and public routes. The Site development would extend the settlement pattern of Salterforth away from the core village into the open countryside, and disrupt the settlement pattern. The resultant scheme may result in a reduction in the physical and perceptual gap between Salterforth and Earby adversely affecting settlement identity. A minor adverse effect is identified.</p> <p><b><u>Term</u></b></p> <p>Minor negative effects potentially reducing with adoption of mitigation measures to be agreed with the Council.</p> <p><b><u>Mitigation</u></b></p> <p>Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Planting along the road way and off-setting of development away from the road to ensure that the perception of open countryside is maintained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### P081 New Road Garage Site, New Road, Earby & P082 Land at Glen Farm, Red Lion Street, Earby

| SA Objective  | P081 New Road Garage Site, New Road, Earby |   |  | P082 Land at Glen Farm, Red Lion Street, Earby |   |  |
|---|--|---|--|--|---|--|
|   | 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><b>Likely Significant Effects</b><br/>The Site has capacity for 35 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b><br/>Minor positive effect in the medium to long term.</p> <p><b>Mitigation</b><br/>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | +  |   | <p><b>Likely Significant Effects</b><br/>The Site has capacity for 25 dwellings and as such is considered to have a minor positive effect.</p> <p><b>Term</b><br/>Minor positive effect from the short to medium term.</p> <p><b>Mitigation</b><br/>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0  | + | 0  | 0  | + | 0  |
|   |  |   | <p><b>Likely Significant Effects</b><br/>The development site is not currently used for employment.<br/>The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect on this objective</p> <p><b>Term</b><br/>Minor positive effect.</p> |  |   | <p><b>Likely Significant Effects</b><br/>The development site is not currently used for employment.<br/>The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect on this objective</p> <p><b>Term</b><br/>Minor positive effect.</p> |

| SA Objective  | P081 New Road Garage Site, New Road, Earby |   |  | P082 Land at Glen Farm, Red Lion Street, Earby |   |  |
|---|--|---|--|--|---|--|
|   | Score                                      | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |  |
|   | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0                                     | <u>Likely Significant Effects</u><br>The Site is located within 800m of Earby Local Centre<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with implementation of mitigation measures.                               |  | ++ - 0   | <u>Likely Significant Effects</u><br>The Site is located within 800m of Earby Local Centre<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with implementation of mitigation measures.                 |  |
|   | +  | <u>Mitigation</u><br>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | +  | <u>Mitigation</u><br>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ - 0                                     | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential and commercial uses. Commercial uses have the potential for adverse effects on residents owing to noise, pollution, dust etc from their operation and any redevelopment of the Site would need to respond positively to this. The |  | + - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, agricultural uses and open countryside. The proposal is considered compatible with these uses.<br>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. |  |
|   |  |   |  |  |   |  |

| SA Objective   | P081 New Road Garage Site, New Road, Earby |   |  |   | P082 Land at Glen Farm, Red Lion Street, Earby |   |  |   |
|--|--|---|--|---|--|---|--|---|
|  | Score                                      |   | Commentary on effects of the policy  |   | Score  |   | Commentary on effects of the policy  |   |
|  | +  |   | Site is made up on garage lock ups which may cause harm to amenity for existing residents. Overall with mitigation measures the proposal is considered to have a neutral effect on this sub-objective.<br><br>Overall the proposal is considered to have minor positive effect on this objective.<br><u>Term</u><br>A minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Financial contributions towards open space provision where required. Development to be located away from adjacent commercial uses as far as possible with siting and boundary treatments to minimise any adverse effects from continuing operations.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable. |   | 0  |   | <u>Term</u><br>A permanent neutral effect with implementation of mitigation measures.<br><u>Mitigation</u><br>Potential requirement for financial contribution to open space requirements.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. There are no known capacity issues on the local highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive from the medium term.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | -  | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located more than 400m from any transport services. There are no known capacity issues on the local highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective.<br><u>Term</u><br>A minor adverse effect reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. The small scale of the Site means that the level of contributions is unlikely to address issues of accessibility via public transport and walking and cycling.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|  | +  |   |  |   | -  |   |  |   |



| SA Objective  | P081 New Road Garage Site, New Road, Earby |   | P082 Land at Glen Farm, Red Lion Street, Earby |   |
|---|--|---|--|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p><b>Term</b></p> <p>Permanent Significant positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is predominantly greenfield (with some hard standing) but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | - 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse (New Cut)</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><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development close to the watercourse should be avoided.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -- -   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse (Earby Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Scope to deliver development taking into account drainage requirements.</p> |

| SA Objective   | P081 New Road Garage Site, New Road, Earby |   | P082 Land at Glen Farm, Red Lion Street, Earby |  |
|--|--|---|--|--|
|  | 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. | <b>0</b>                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.<br/>Effects of climate change on flood risk.</p> | <b>-</b>                                       | <p><b><u>Likely Significant Effects</u></b><br/>Parts of the Site are subject to FZ2. High risk of flooding from surface water. These areas should stay free from development with drainage storage areas provided on site. A minor adverse effect is found for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>FZ2 areas should stay free from development with drainage storage areas provided on site. A minor adverse effect is found for this objective.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P081 New Road Garage Site, New Road, Earby |   |   | P082 Land at Glen Farm, Red Lion Street, Earby |  |   |
|---|--|---|---|--|--|---|
|   | 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.                                      | 0  | <p><b>Likely Significant Effects</b><br/>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. The Site however is around 1ha in size and entirely within the settlement boundary and ideally placed for walking to shops, services and public services. Noting the limited scale of development proposed, it is considered that the development would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |   | -  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0  | ?   | 0 | 0  | ?  | 0 |
|   |  | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site does not affect the Green Infrastructure Network.</p>   |   |  | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>The role of the Site for protected species is at this point unknown. The Site predominantly formed of improved grassland.<br/>The Site does not affect the Green Infrastructure Network.<br/>Overall the proposal is considered to likely have a neutral effect on this objective.</p>  |   |

| SA Objective   | P081 New Road Garage Site, New Road, Earby |  | P082 Land at Glen Farm, Red Lion Street, Earby |   |
|--|--|--|--|---|
|  | Score                                      | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with the successful implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | 0  | <p><b>Term</b><br/>Likely permanent neutral effect with the successful implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ++   | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The Site is used as a garage lock up site and features single storey garages. In its current condition, the site detracts from the built quality of the wider area. The redevelopment of the Site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><b>Term</b><br/>Likely significant positive effects in the longer term.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The forms part of a farm but would not remove existing farm buildings. The proposal is considered likely to have an minor adverse effect on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality. The extent of the impact is limited owing to the relatively contained nature of the Site.</p> <p><b>Term</b><br/>Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P081 New Road Garage Site, New Road, Earby |  | P082 Land at Glen Farm, Red Lion Street, Earby |   |
|---|--|--|--|---|
|   | Score                                      | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | ++   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Drumlin Fields Landscape Character Area (Zone 13a). The Site does not include any features which contribute to this character area being previously development and wholly within the settlement of Earby. Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The Site is used as a garage lock up site and features single storey garages. In its current condition, the site detracts from the built quality of the wider area. The redevelopment of the Site has the potential to significantly enhance and contribute to the built character and quality of the area. A significant positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Likely significant positive effects in the longer term.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Drumlin Fields Landscape Character Area. The Site does not feature any of the characteristics of this character area occupying predominantly flat land adjacent to Earby Beck. The Site is in the open countryside and is largely undeveloped. The Site forms part of a farm but would not remove existing farm buildings. The Site does not form part of any noted landscape but would be visible from rising land to the south east. The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The proposal is considered likely to have a minor adverse effect on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality. The extent of the impact is limited owing to the relatively contained nature of the Site.</p> <p><b><u>Term</u></b></p> <p>Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P083 Land South of Grenfell Gardens, Barrowford Road, Colne & P086 Land off Bridge Street, Colne

| SA Objective  | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |          |   | P086 Land off Bridge Street, Colne  |          |   |
|---|---|----------|---|---|----------|---|
|   | Score   |          | Commentary on effects of the policy   | Score   |          | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | <b>+</b>  |          | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 17 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>+</b>  |          | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 16 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability. High Risk.</p> |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | <b>0</b>  | <b>+</b> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b></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 (Colne 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 on this objective</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term</p> |          |   |
|   |   |          |   | <b>-</b>  | <b>+</b> | <b>0</b>  |
|   |   |          |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Colne 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 neutral effect on this objective</p> <p><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p>                  |          |   |

| SA Objective  | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |  |   | P086 Land off Bridge Street, Colne |   |          |
|---|---|--|---|------------------------------------|---|----------|
|   | Score   | Commentary on effects of the policy  |   | Score                              | Commentary on effects of the policy   |          |
|   | <b>+</b>  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | <b>0</b>                           | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |          |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <b>+</b>  | <b>-</b>   | <b>0</b>  | <b>++</b>                          | <b>-</b>  | <b>+</b> |
|   | <b>0</b>  |  | <u>Likely Significant Effects</u><br>The Site is within 2000m of a town centre (Colne).<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effects with implementation of mitigation measures.  |                                    | <b>+ / ++</b>   |          |
|   | <b>0</b>  |  | <u>Mitigation</u><br>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site of limited scale with limited scope for contributions. Medium risk.  | <b>+</b>                           | <b>-</b>  | <b>0</b> |
|   | <b>0</b>  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Development would result in the partial loss of existing open space (playing pitches) without replacement provision. Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open space. The Site is located close to the M65 which is likely to be a source of noise |                                    | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, agricultural uses and open countryside. The proposal is considered compatible with these uses.<br>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. |          |

| SA Objective   | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |   |  |   | P086 Land off Bridge Street, Colne   |   |   |  |
|--|---|---|--|---|--|---|---|--|
|  | Score   |   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |   |   |  |
|  | -   |   | and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site.<br>Overall the proposal is considered to have minor negative effect for this objective.<br><u>Term</u><br>A minor negative effect reducing in the medium term with adoption of mitigation measures.<br><u>Mitigation</u><br>Financial contributions towards open space provision where required. Development to be located away from the M65. Additional boundary treatments and design measures may be required to reduce the effects of the M65 on residents of the Site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable. | 0   | <u>Term</u><br>A permanent neutral effect with mitigation measures.<br><u>Mitigation</u><br>Potential requirement for financial contribution to open space requirements.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |   |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | -   | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located in excess of 400m of all transport services (Existing service on Barrowford Road is infrequent)<br>Capacity issues exist in the local highway network. The Site is not of the scale to cause a severe impact on the highway network and is broadly sustainably located.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective. | ++   | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of all transport services.<br>Capacity issues exist in the local highway network. The Site is not of the scale to cause a severe impact on the highway network and is sustainably located.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.<br><u>Term</u> |



| SA Objective  | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |   | P086 Land off Bridge Street, Colne |   |
|---|---|---|------------------------------------|---|
|   | Score   | Commentary on effects of the policy   | Score                              | Commentary on effects of the policy   |
| infrastructure with growth.   | -   | <p><b>Term</b></p> <p>A minor adverse effect potentially reducing in the medium term if mitigation measures are implemented.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site of limited scale with limited scope for contributions. Medium risk.</p> | +                                  | <p>A minor positive from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability meaning contributions unlikely (High Risk).</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield (partially in use as open space) but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | ++                                 | <p><b>Likely Significant Effects</b></p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p><b>Term</b></p> <p>Permanent Significant positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of an unnamed watercourse</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><b>Term</b></p>   | - 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse (Colne Water).</p> <p>The development is not likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with mitigation measures.</p> |

| SA Objective   | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |  | P086 Land off Bridge Street, Colne |  |
|--|---|--|------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                              | Commentary on effects of the policy  |
|  | -   | Minor adverse effect reducing with mitigation measures.<br><u>Mitigation</u><br>Development close to the watercourse should be avoided.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | -                                  | <u>Mitigation</u><br>Development close to the watercourse should be avoided.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. | 0                                  | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. |
| 9. To improve air quality.   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   | 0                                  | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   |

| SA Objective  | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |   |   | P086 Land off Bridge Street, Colne |   |   |
|---|---|---|---|------------------------------------|---|---|
|   | Score   | Commentary on effects of the policy   |   | Score                              | Commentary on effects of the policy   |   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?                                  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0   | -   | - | 0                                  | -   | + |
|   |   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The Site is covered by an Ecological Interest (LERN record). The Site is comprised of improved grassland with some semi improved grassland.<br/>The Site is located within the Green Infrastructure Network.</p>  |   |                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The Site is covered by an Ecological Interest (LERN record).<br/>The Site forms part of the Green Infrastructure network but its brownfield and in active use. The careful redevelopment of the Site with species rich planting could have a beneficial effect on the Green Infrastructure Network and biodiversity.</p>  |   |

| SA Objective   | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |  | P086 Land off Bridge Street, Colne |  |
|--|---|--|------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                              | Commentary on effects of the policy  |
| to the green infrastructure network.   | -   | <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b><br/>Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>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. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0                                  | <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effect with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Scope and viability of changes. High Risk.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | +                                  | <p><b>Likely Significant Effects</b><br/>The Site is situated close to two conservation areas (Primet Bridge and Albert Road). There are no listed buildings near to the Site. The Site is developed and in use as a Garage. The redevelopment of the Site for a high quality development has the potential to enhance the built quality of the local area, potentially serving to link and enhance both Conservation Areas. A minor positive effect is assessed for this objective</p> <p><b>Term</b><br/>Likely minor positive effects from the medium term with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Viability to achieve a high quality development. High Risk.</p> |

| SA Objective  | P083 Land South of Grenfell Gardens, Barrowford Road, Colne |   | P086 Land off Bridge Street, Colne |  |
|---|---|---|------------------------------------|--|
|   | Score   | Commentary on effects of the policy   | Score                              | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Foothills and Valleys Landscape Character Area (6a), The Site is contained on all sides by development/prominent features. The Site is flat in its topography and does not contribute to the qualities of this LCA. The development of the Site would represent a minor extension of the built form. The existing site is largely in use for open space, with wider open space retained. The overall character of the area would therefore remain the same. The site would have limited visibility from nearby public views, vistas and routes, and is largely enclosed. A TPO exists within the western part of the Site reducing the developable area. A neutral effect is assessed for this objective with mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed. TPO area to be retained with suitable offset from development.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>+</b>                           | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. It is in commercial use featuring functional buildings. The Site is not considered to contribute positively to the character it its current form. Site is situated close to two conservation areas (Primet Bridge and Albert Road). There are no listed buildings near to the Site. The Site is developed and in use as a Garage. The redevelopment of the Site for a high quality development has the potential to enhance the built quality of the local area, potentially serving to link and enhance both Conservation Areas. A minor positive effect is assessed for this objective</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effects from the medium term with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Viability to achieve a high quality development. High Risk.</p> |

## P087 Duckworth Mill, Skipton Road, Colne & P091 Land off Emmott Lane, Laneshaw Bridge

| SA Objective  | P087 Duckworth Mill, Skipton Road, Colne |  |   | P091 Land off Emmott Lane, Laneshaw Bridge |  |   |
|---|--|--|---|--|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 14 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of limited viability. High Risk.</p> |   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 16 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | 0  | + |
|   | 0  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is used for employment. Its redevelopment for housing will result in a loss of employment land (not protected).</p> <p>The Site is located within 2,000m of the nearest major employment site (North Valley).</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 neutral effect on this objective</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal includes scope for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of school facilities on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |
|   |  |  |   |  | +  |   |

| SA Objective  | P087 Duckworth Mill, Skipton Road, Colne |   |  | P091 Land off Emmott Lane, Laneshaw Bridge |   |   |
|---|--|---|--|--|---|---|
|   | Score                                    |   | Commentary on effects of the policy  | Score                                      |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                                       | - | ++   | +  | + | 0   |
|   | ++/++                                    |   | <p><b>Likely Significant Effects</b></p> <p>The Site is within 800m of a town centre (Colne). 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 and secondary school. The proposal is accessible to some services and facilities and is considered to have a significant positive to minor positive effect on this objective.</p> <p><b>Term</b><br/>Permanent significant positive to minor positive effects</p> <p><b>Mitigation</b><br/>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability for contributions. High risk.</p> | +  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service. The development would result in contribution towards education provision. The Site is within 2000m of a primary school. The site is accessible to a wide range of services and facilities. The proposal is considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Permanent minor positive effects with mitigation measures from the medium term.</p> <p><b>Mitigation</b><br/>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                                       | - | +  | +  | 0 | 0   |
|   |  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m and GP and open space. Little 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 Site is bordered by existing residential uses and its redevelopment for housing would be compatible with these uses. The redevelopment of the Site for housing in a largely residential area could remove a source which is potentially harmful to existing amenity.</p>  |  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 Site is bordered by existing residential uses, agricultural uses and is close to existing education provision. The proposal is considered compatible with these uses.</p>   |

| SA Objective   | P087 Duckworth Mill, Skipton Road, Colne |  |   | P091 Land off Emmott Lane, Lanesshaw Bridge |   |   |
|--|--|--|---|---|---|---|
|  | Score                                    | Commentary on effects of the policy  |   | Score                                       | Commentary on effects of the policy   |   |
|  | <b>+/++</b>                              | <p>Overall the proposal is considered to have minor positive to significant positive effect for this objective.</p> <p><u>Term</u><br/>A minor to significant positive effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u><br/>Financial contributions towards open space provision where required.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>Site is in an area of low viability so there is unlikely to scope for any contributions to be made (High risk).</p> |   | <b>+</b>                                    | <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u><br/>A minor positive from the medium term with mitigation measures.</p> <p><u>Mitigation</u><br/>Potential requirement for financial contribution to open space requirements.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | <b>+</b>                                 | <b>-</b>   | <b>0</b>  | <b>+</b>                                    | <b>0</b>  | <b>0</b>  |
|  | <b>0</b>                                 |  | <p><u>Likely Significant Effects</u><br/>The Site is located within 400m of one or more transport services. There are significant capacity issues in the local highway network. The Site is limited in scale and sustainably located. A minor adverse effect is likely for this objective.<br/>The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u><br/>A neutral effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>Site of limited scale and low viability with little to no scope for contributions. high risk.</p> | <b>+</b>                                    | <b>0</b>  | <p><u>Likely Significant Effects</u><br/>The Site is located within 400m of one or more transport services. Capacity issues exist in the local highway network. The Site is not of the scale to cause a severe impact on the highway network and is sustainably located. The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u><br/>A minor positive from the medium term.</p> <p><u>Mitigation</u><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |



| SA Objective  | P087 Duckworth Mill, Skipton Road, Colne |   | P091 Land off Emmott Lane, Laneshaw Bridge |   |
|---|--|---|--|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p><b>Term</b></p> <p>Permanent Significant positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | <p><b>Likely Significant Effects</b></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 a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect (permanent).</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse (High Laith Beck). The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect likely to reduce with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development close to the watercourse should be avoided. Water storage might be required within the site. Adoption of SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0  |   | -  |   |

| SA Objective   | P087 Duckworth Mill, Skipton Road, Colne |  | P091 Land off Emmott Lane, Laneshaw Bridge |  |
|--|--|--|--|--|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is largely located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 500m of the Colne AQMA. The Site therefore has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent minor adverse effects minimised by sustainable location of the Site.</p> <p><b><u>Mitigation</u></b><br/>The Site holds excellent accessibility to all services, facilities, shops and employment, and public transport reducing the need to travel by car.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>    | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P087 Duckworth Mill, Skipton Road, Colne |   |   | P091 Land off Emmott Lane, Lanesshaw Bridge |   |   |
|---|--|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   | -   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0  | ?   | 0 | 0   | -   | 0 |
|   |  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site is not located within the Green Infrastructure Network.</p>  |   |   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>The Site is covered by an ecological interest (LERN record). The Site is predominantly improved grassland.</p>  |   |

| SA Objective   | P087 Duckworth Mill, Skipton Road, Colne |  | P091 Land off Emmott Lane, Laneshaw Bridge |  |
|--|--|--|--|--|
|  | Score                                    | Commentary on effects of the policy  | Score                                      | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely neutral effect from the longer term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p>The Site forms part of the Green Infrastructure network but its brownfield and in active use. The careful redevelopment of the Site with species rich planting could have a beneficial effect on the Green Infrastructure Network and biodiversity.</p> <p>The Site is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P087 Duckworth Mill, Skipton Road, Colne |   | P091 Land off Emmott Lane, Laneshaw Bridge |  |
|---|--|---|--|--|
|   | Score                                    | Commentary on effects of the policy   | Score                                      | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site in its current form is not considered to positively contribute to this, with buildings functional in appearance. The Site is currently in employment use in a residential area. The site is low quality in its current use and has the potential to improve and enhance its surroundings if redeveloped. A minor positive effect has been assessed.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects with mitigation in the longer term.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Viability for a high quality development.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site features with in the Rolling Upland Farmland Landscape Character Area (Zone 14b). Whilst the site relates quite closely to the existing settlement pattern, it is considered to contain features which contribute positively to this Character Area. This includes the drystone walls, open land, setting to the stream, and increasing topography which leads to open moorland to the north and north west. The development of this Site will adversely affect this Character Area in this locality. The Site is located on greenfield land to the north of Laneshaw Bridge with existing development on 2/3 sides. The land slopes upwards from the village and would protrude into the countryside in contrasted to a generally limited settlement pattern. The Site also forms the side of a small and narrow valley which follows the existing stream up to uplands located above and is significantly exposed to views from the north and east. The Pendle Way follows the course of the stream outwith but parallel to the site boundary. A large degree of change would occur to this route if the site were to be developed.</p> <p><b><u>Term</u></b></p> <p>Adverse effects potentially reducing by a limited extent over time with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the local environment. Development should be focussed away from Keighley Road and the Brook below with efforts to blend this into the local landscape.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P093 Land off Hartleys Terrace, Lenches Road, Colne & P099 Land off Coronation Road, Brierfield

| SA Objective  | P093 Land off Hartleys Terrace, Lenches Road, Colne |   |  | P099 Land off Coronation Road, Brierfield |  |   |
|---|---|---|--|---|--|---|
|   | Score   | Commentary on effects of the policy   |  | Score                                     | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 9 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of limited viability. High Risk.</p> |  | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 14 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of lower viability. Medium-High risk.</p>   |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0   | +   | 0  | 0   | 0  | 0 |
|   | +   |   | <p><b><u>Likely Significant Effects</u></b></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 (Colne 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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect on this objective</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |

| SA Objective  | P093 Land off Hartleys Terrace, Lenches Road, Colne   |   |   | P099 Land off Coronation Road, Brierfield |  |    |
|---|---|---|---|---|--|----|
|   | Score   |   |   | Score                                     |  |    |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | 0 | + | ++  | -  | ++ |
|   | + / ++  |   |   | + / ++                                    |  |    |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is within 800m of a town centre (Colne). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities though the proposal is a small scale development.</p> <p>The Site is within 800m of a primary and 2000m of a secondary school.</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant effects from the medium term.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Brierfield) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of school provision.</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant effects for the plan period with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions sought to service provision where tests met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |    |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++  | 0 | 0 | ++  | -  | 0  |
|   | +   |   |   | 0   |  |    |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m and GP and open space. Little 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 small in scale however.</p> <p>The Site is bordered by existing residential uses and open countryside. Commercial uses exist in the vicinity of the Site but unlikely to adversely affect future occupiers.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>Open space to be provided on site in accordance with standards.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space. The development would result in the loss of open space which could not be compensated</p> <p>The Site is bordered by existing residential uses and open space. The proposal is considered compatible with these uses.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>A potential neutral effect on this objective only with sufficient mitigation.</p> <p><b>Mitigation</b></p> <p>Potential requirement for financial and on site contribution to open space requirements.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site is in an area of low viability so there is unlikely to scope for any contributions to be made (High risk).</p> |    |

| SA Objective   | P093 Land off Hartleys Terrace, Lenches Road, Colne |   |   | P099 Land off Coronation Road, Brierfield   |  |  |       |   |   |   |  |  |
|--|---|---|---|---|--|--|-------|---|---|---|--|--|
|  | 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 | 0 | <p><b><u>Likely Significant Effects</u></b></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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | +     | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></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 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 minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  |
|  |   |   |   | +   |  |  |       |   |   | +   |  |  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -   | - | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |  |  | -     | - | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield (in use as open space) but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  |  |
|  |   |   |   | -   |  |  |       |   |   | -   |  |  |



| SA Objective   | P093 Land off Hartleys Terrace, Lenches Road, Colne |   |   | P099 Land off Coronation Road, Brierfield |   |   |
|--|---|---|---|---|---|---|
|  | Score   |   | Commentary on effects of the policy   | Score                                     |   | Commentary on effects of the policy   |
| 7. To conserve and enhance water quality and resources.  | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect (permanent).</p>  | -   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 50m of an unnamed watercourse.</p> <p>The development is not likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p>  |
|  | 0   |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -   |   | <p><b><u>Mitigation</u></b></p> <p>Development close to the watercourse should be avoided. Adoption of SuDs hierarchy.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Feasibility and viability of mitigation measures. Medium-high risk.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> <p>Effects of climate change on flood risk.</p> | -   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding at the Site. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor adverse reducing in the medium term with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> <p>Effects of climate change on flood risk.</p> |

| SA Objective   | P093 Land off Hartleys Terrace, Lenches Road, Colne |  | P099 Land off Coronation Road, Brierfield |  |
|--|---|--|---|--|
|  | Score   | Commentary on effects of the policy  | Score                                     | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P093 Land off Hartleys Terrace, Lenches Road, Colne |  | P099 Land off Coronation Road, Brierfield |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score                                     | Commentary on effects of the policy  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0   | <p><b>Likely Significant Effects</b></p> <p>The Site does not affect any 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 neutral effect on this objective.</p> <p><b>Term</b></p> <p>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p><b>Mitigation</b></p> <p>Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0 ? 0                                     | <p><b>Likely Significant Effects</b></p> <p>The Site does not affect any 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 neutral effect on this objective.</p> <p><b>Term</b></p> <p>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p><b>Mitigation</b></p> <p>Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |  | 0   |  |

| SA Objective   | P093 Land off Hartleys Terrace, Lenches Road, Colne |   | P099 Land off Coronation Road, Brierfield |  |
|--|---|---|---|--|
|  | Score   | Commentary on effects of the policy   | Score                                     | Commentary on effects of the policy  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located near to a listed structure but is considered unlikely to be affected by heritage assets. As a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes.                          | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site has features which may contribute to this landscape character area such as small scale development, local topography changes, however the site is minor in its scale and its development would not harm the character area. The Site occupies a small parcel of greenfield land which is located within the settlement boundary, and closely and well related to the existing built form. The Site forms a logical location for development. A neutral effect is assessed.</p> <p><b><u>Term</u></b></p> <p>A permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site does not contribute towards this character area comprised on open space in a suburban area. The Site currently functions as designated open space breaking up the urban area in this location. The site is likely to serve some amenity and recreational value for existing residents, and result in a reduction in the amount of open space provision available to residents. For this reason a minor adverse effect is found for this objective.</p> <p><b><u>Term</u></b></p> <p>A permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>No likely means of mitigation available.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby & P102 Land adjacent to 11 Osbourne Terrance, Spen Brook

| SA Objective  | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   |   | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |   |  |
|---|---|---|---|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 15 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | +   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 4 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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   | 0   | 0 | 0  |
|   |   |   | <p><b><u>Likely Significant Effects</u></b></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 (West Craven Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect form the medium term</p> |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect on this objective</p> <p><b><u>Term</u></b></p> <p>Neutral effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> |

| SA Objective  | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |  |  | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |  |  |
|---|---|--|--|---|--|--|
|   | Score   | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy  |  |
|   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | 0   | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is within 800m of a local centre (Earby).<br>No service provision is proposed on site. The development would result in increased pressure.<br>The Site is within 2000m of a primary school<br>The proposal is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive from the medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | + 0 0   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service.<br>No service provision is proposed on site. The development is small in scale and will have an insignificant effect.<br>The Site is within 2000m of a primary school.<br>The proposal is accessible to some services and facilities and is considered to have a minor positive to significant positive effect on this objective.<br><u>Term</u><br>Minor positive effects for the plan period.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m and GP and open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open countryside.<br>Overall the proposal is considered to have minor positive effect for this objective.<br><u>Term</u>               |  | + 0 -   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>The development would result in limited pressure on services given its small scale.<br>The Site is bordered by existing residential uses and open countryside. The Site is opposite a sewerage works which will result in at least some adverse effects for future residents of the Site.<br>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.   |  |

| SA Objective   | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   |  | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |   |   |
|--|---|---|--|---|---|---|
|  | Score   |   | Commentary on effects of the policy  | Score   |   | Commentary on effects of the policy   |
|  | +   |   | A minor positive effect from the medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | 0   |   | Overall the proposal is considered to have neutral effect for this objective.<br><u>Term</u><br>A potential neutral effect from the medium term applying mitigation measures.<br><u>Mitigation</u><br>Site specific study of impact of sewerage works will be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known capacity issues on the local highway network.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive for the plan period with adoption of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | -   | 0 | <u>Likely Significant Effects</u><br>The Site is not located within 400m of one or more transport services. The existing service operating through Spen Brook is of limited frequency.<br>There are no known highway capacity issues within the locality.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a minor adverse effect for this objective.<br><u>Term</u><br>A permanent minor adverse effect.<br><u>Mitigation</u><br>The Site is in a remote location and promotes travel by car.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|  | +   |   |  | -   |   |   |

| SA Objective  | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   |   | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |   |   |
|---|---|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect (permanent).</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect (permanent).</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0   |   |   | 0   |   |   |



| SA Objective   | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |  |
|--|---|---|---|--|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effect with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | <b>-</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b><br/>Minor adverse effects likely to reduce in the medium term with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   |  | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |   |  |
|---|---|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any 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>  |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any 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>Overall the proposal is considered to have a neutral effect on this objective.</p>  |  |

| SA Objective   | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |   | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |  |
|--|---|---|---|--|
|  | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0   | <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p><b>Mitigation</b><br/>Existing habitats retained and enhanced. New habitats created.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | 0   | <p><b>Term</b><br/>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p><b>Mitigation</b><br/>Existing habitats retained and enhanced. New habitats created.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -   | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The Site extends to the rear of existing dwellings extending the built form into the open countryside in a pattern of development which is unrepresentative of the settlement. The proposal is considered likely to have at least a minor adverse effect on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality.</p> <p><b>Term</b><br/>Significant adverse effects likely to reduce with mitigation measures.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the north, east and west.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -   | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Newchurch and Spen Brook Conservation Area but has no direct link to any Listed Building. The Site extends to the urban settlement further east bringing it into alignment with the sewerage works opposite. The proposal represents a relatively significant extension into the countryside noting the limited scale of the existing settlement. The proposal is visible from public viewing places and from outside the settlement. At least a minor adverse effect is assessed.</p> <p><b>Term</b><br/>Significant adverse effects likely to reduce with mitigation measures.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the east and south.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P100 Land North of Red Lion Street Car Park, Red Lion Street, Earby |  | P0102 Land adjacent to 11 Osbourne Terrance, Spen Brook |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Character Area (Zone 13a). The Site and its wider area does not contribute significantly towards this character area being located on generally gentling sloping land rising upwards to adjacent moorland. The Site is generally well related to the existing built form with a minor effect on landscape. The Site is in the open countryside and undeveloped. The Site does not form part of any noted landscape but would be visible PROW to north East. The Site is situated within the Earby Conservation Area but has no direct link to any Listed Building. The proposal is considered likely to have a minor adverse effect on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality with the proposal making an extension of the urban form which is not consistent with the existing pattern of development.</p> <p><b><u>Term</u></b></p> <p>Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the north, east and west. Harm likely to remain however.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site is small in scale and generally relates well to the existing settlement. The Site does not display any of the features identified as important to this character area. The Site is designated as AONB and as such attracts significant weight in terms of its protection in the NPPF. The proposal however is small in scale, and relates relatively well to the existing pattern of development. The Site is also opposite a sewerage works which detracts from the local landscape. The Site is within the Conservation Area and its development would result in minor harm to this objective.</p> <p><b><u>Term</u></b></p> <p>A permanent minor adverse effect likely to reduce with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to the east and south. Harm likely to remain however.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook & P104 Land at Oaklands, Wheatley Lane Road, Barrowford

| SA Objective  | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |          |          | P104 Land at Oaklands, Wheatley Lane Road, Barrowford  |  |  |
|---|--|----------|----------|--|--|--|
|   | Score  |          |          | Commentary on effects of the policy  |  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | <b>+</b>   |          |          | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 29 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the medium to long term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | <b>0</b>   | <b>0</b> | <b>0</b> | <p><b>Likely Significant Effects</b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect on this objective</p> <p><b>Term</b></p> <p>Likely permanent Neutral effect.</p> |  |  |

| SA Objective  | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |  |   | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |  |   |
|---|--|--|---|---|--|---|
|   | Score  | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy  |   |
|   | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -  | 0 | ++  | -  | 0 |
|   | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service. No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school.<br>The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Barrowford) No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school.<br>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | -  | 0 | ++  | 0  | 0 |
|   |  |  |   |   |  |   |

| SA Objective   | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |   |   | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |   |   |
|--|--|---|---|---|---|---|
|  | Score  | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy   |   |
|  | 0  | <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p><u>Term</u></p> <p>A likely permanent neutral effect with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards off-site open space provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>  |   | +   | <p>A minor positive effect form the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of open space at the Site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m of one or more transport services. The existing service operating through Spen Brook is of limited frequency.</p> <p>There are no known highway capacity issues within the locality.</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 minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A likely permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>The Site is in a remote location and promotes travel by car.</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 400m of one or more transport services. The existing bus service is not considered frequent.</p> <p>There are no known capacity issues 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 negative effect for this objective.</p> <p><u>Term</u></p> <p>A likely permanent minor adverse effect, potentially reducing somewhat with mitigation measures.</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  | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |   |   | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |   |  |
|---|--|---|---|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect (permanent).</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>Local drainage issues exist which is likely to need upgrading with development of the Site.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Trending towards neutral with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>New drainage infrastructure is likely necessary to develop the Site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |   | -   |   |  |



| SA Objective   | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |   | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |   |
|--|--|---|---|---|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.<br/>Effects of climate change on flood risk.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |   |  | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure Network.</p>  |  | 0 - 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is primarily improved and semi improved grassland. There is some semi-natural broadleaved woodland to the east of the Site a priority habitat.<br/>The Site is not located within the Green Infrastructure Network.</p>  |  |

| SA Objective   | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |  | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |  |
|--|--|--|---|--|
|  | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely neutral effect in the longer term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Create new habitats within open space, landscape and design details of the development.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | -   | <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b><br/>Likely minor adverse effects reducing in the longer term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Create new habitats within open space, landscape and design details of the development.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | --   | <p><b>Likely Significant Effects</b><br/>The Site is situated within the Newchurch and Spen Brook Conservation Area and is likely to hold some links to a nearby listed buildings. The Site extends to the significantly, uncharacteristically of the urban area or the sensitivities of the historic environment which would be highly visible from numerous vantage points. Significant adverse effects are assessed.</p> <p><b>Term</b><br/>Permanent significant adverse effects unlikely to reduce.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -   | <p><b>Likely Significant Effects</b><br/>The Site partly situated within Barrowford Conservation Area. The development of a new access and new homes off Wheatley Lane Road would alter the built environment in this area. A listed building is located to the north west of the Site which exists on elevated land above the site. There may be some degree of interrelationship between the Site and this listed building. A minor adverse effects assessed reduced with mitigation measures.</p> <p><b>Term</b><br/>Significant adverse effects likely to reduce with mitigation measures.</p> <p><b>Mitigation</b><br/>Further study necessary at planning application stage. High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P103 Land to the rear of Osbourne Terrace, Spen Brook Road, Spen Brook |  | P104 Land at Oaklands, Wheatley Lane Road, Barrowford |  |
|---|--|--|---|--|
|   | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Character Area (Zone 4g). The Site sits within a broadly flat part of the landscape within a rural valley. Despite this, the Site comprises of some of the key features which contribute positively to this character area including open farmland framed by dry-stone walls stretching out to impressive views to the south. The Site also contributes significantly to the setting of Spen Brook, providing the context of a rural set village with existing vegetation working to screen out modern development. Existing works to the former mill site are temporary in nature. The Site is located within the AONB. National Planning Policy establishes significant restraint of development and protection within the AONB. There is no public interest case to develop the Site for housing for the proposed scale. Significant adverse are assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects which cannot be mitigated</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Foothills and Valleys Character Area (Zone 6a). There are several features within the site which contribute to this landscape character area, including the existing tree frontage and retaining wall along Wheatley Lane Road, its gently sloping topography and treed boundaries. The Site is well contained by development to the north, east, south, and partially to the west with limited views or connection to open countryside to the north east.. The Site therefore forms a logical, well related and appropriate scaled opportunity for development at Barrowford. The Site is however subject to some heritage sensitivity. In addition TPOs are set surrounding the Site reducing its development potential. Minor adverse effects are assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>minor adverse effect potentially reducing over time.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Boundary treatment to west and south.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P105 Land off Halifax Road (Site A), Nelson & P108 Land south of Brookfield Way, Earby

| SA Objective  | P105 Land off Halifax Road (Site A), Nelson |   |  | P108 Land South of Brookfield Way, Earby |   |  |
|---|---|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 197 dwellings and as such is considered to have a Significant positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Significant positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The Site is located in an area with low-moderate viability (Medium-High risk)</p>  |  | ++                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 103 dwellings and as such is considered to have a significant positive effect.</p> <p><b><u>Term</u></b><br/>Significant positive effect from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The development site is not currently used for employment.<br/>The Site is located within 2,000m of the nearest major employment site (Nelson Town Centre)<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  | 0 + 0                                    | <p><b><u>Likely Significant Effects</u></b><br/>The development site is not currently used for employment.<br/>The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  |

| SA Objective  | P105 Land off Halifax Road (Site A), Nelson |   |   | P108 Land South of Brookfield Way, Earby |   |   |
|---|---|---|---|--|---|---|
|   | Score                                       |   | Commentary on effects of the policy   | Score                                    |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | +   | ++                                       | - | 0   |
|   | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service, or 2,000m of a town centre (Nelson).</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures if needed.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p> | +  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures if needed.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0   | +  | 0 | 0   |
|   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>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.</p> <p>The Site is bordered by existing residential uses, allotments and open countryside.</p>   |  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 residential uses and open countryside and a school.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p>  |

| SA Objective   | P105 Land off Halifax Road (Site A), Nelson |   |   | P108 Land South of Brookfield Way, Earby |   |   |
|--|---|---|---|--|---|---|
|  | 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><b>Term</b></p> <p>Likely minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site provision of open space</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   | +  | <p><b>Term</b></p> <p>Likely minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site provision of open space</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 |
|  | +   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>A likely neutral effect for this objective.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | +  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>The proposal is of the scale which could contribute adversely to existing highway capacity issues.</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><b>Term</b></p> <p>A likely minor positive from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P105 Land off Halifax Road (Site A), Nelson |  | P108 Land South of Brookfield Way, Earby |   |
|---|---|--|--|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Trending towards neutral with mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --                                       | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 10m of a watercourse (New Cut)</p> <p>The Development will require new water management infrastructure along New Cut between Earby and Sough.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effects reducing in the medium term with mitigation.</p> <p><b>Mitigation</b></p> <p>Development to be located away from the watercourse. New drainage infrastructure is likely necessary to develop the Site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |



| SA Objective   | P105 Land off Halifax Road (Site A), Nelson |   | P108 Land South of Brookfield Way, Earby |   |
|--|---|---|--|---|
|  | 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. | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is largely within FZ2 with some parts near the watercourse FZ3. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects likely reduced with sufficient mitigation.</p> <p><b><u>Mitigation</u></b><br/>Development outside of FZ2/3 as far as possible. New drainage and storage capacity required to mitigate effects of developing the Site accounting for the effects of climate change.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                                 | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P105 Land off Halifax Road (Site A), Nelson |  |   | P108 Land South of Brookfield Way, Earby |  |   |
|---|---|--|---|--|--|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |   | -  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0   | -  | 0 | -  | -  | 0 |
|   |   | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>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.<br/>The Site is not located within the Green Infrastructure Network.</p>   |   |  | <p><b>Likely Significant Effects</b><br/>The Site is located within 100m of a locally designated site.<br/>The Site is covered by an area of ecological interest (LERN record). The Site features improved grassland.<br/>The Site is not located within the Green Infrastructure Network.</p>   |   |

| SA Objective                         | P105 Land off Halifax Road (Site A), Nelson |   | P108 Land South of Brookfield Way, Earby |  |
|--------------------------------------|---|---|--|--|
|                                      | Score                                       | Commentary on effects of the policy   | Score                                    | Commentary on effects of the policy  |
| to the green infrastructure network. | -   | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | -  | <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effect for the plan period reducing in the longer term with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Biodiversity offsetting measures including retaining and enhancing existing habitat areas, creation of new habitats in open space, landscaping, provision for protected species such as bird boxes as required.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective   | P105 Land off Halifax Road (Site A), Nelson |  | P108 Land South of Brookfield Way, Earby |  |
|--|---|--|--|--|
|  | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Adverse effects with potential to reduce.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P105 Land off Halifax Road (Site A), Nelson |   | P108 Land South of Brookfield Way, Earby |  |
|---|---|---|--|--|
|   | Score                                       | Commentary on effects of the policy   | Score                                    | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is located in an area with low-moderate viability (Medium-High risk)</p> | --                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not contribute to this Character Area, forming of flat land located between Sough and Earby. The Site occupies the only area of remaining open countryside located between Earby and Sough with the Site visible from both settlements. The development of all or part of the Site with close and merge the two separate settlements or significantly reduce the existing gap between the two settlements. This will cause substantial and irreparable harm to the landscape and townscape character of both settlements and countryside located between. Significant adverse effects found for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant and permanent adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>No suitable mitigation.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P109 Part Grains Barn Farm, Barrowford Road, Fence & P110 Land at Hollin Hall Farm, Gisburn Road, Blacko

| SA Objective  | P109 Part Grains Barn Farm, Barrowford Road, Fence |   |   | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko  |  |  |
|---|--|---|---|--|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 46 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the medium to long term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0 | <p><b>Likely Significant Effects</b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |  |
|   | 0  |   |   | <p><b>Likely Significant Effects</b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |  |

| SA Objective  | P109 Part Grains Barn Farm, Barrowford Road, Fence |   |   | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko  |  |  |
|---|--|---|---|--|--|--|
|   | Score  |   |   | Commentary on effects of the policy  |  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Likely neutral effect from the medium term with the adoption of mitigation measures. |  |  |
|   |  |   |   | 0<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0 | - | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space.<br>No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside.<br>The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the Site.   |  |  |
|   |  |   |   | 0<br><u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses and open countryside and a school.<br>Overall the proposal is considered to have neutral effect for this objective.<br><u>Term</u>  |  |  |

| SA Objective   | P109 Part Grains Barn Farm, Barrowford Road, Fence |   |   |  | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |   |   |  |
|--|--|---|---|--|---|---|---|--|
|  | Score  |   |   | Commentary on effects of the policy  | Score   |   |   | Commentary on effects of the policy  |
|  | 0  |   |   | Overall the proposal is considered to have neutral effect for this objective.<br><u>Term</u><br>Likely neutral effect from the medium term with the adoption of mitigation measures.<br><u>Mitigation</u><br>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Contributions towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | 0   |   |   | Likely neutral effect from the medium term with the adoption of mitigation measures.<br><u>Mitigation</u><br>Contributions towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. There are no known highway capacity issues within the locality. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive from the medium term.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +   | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. There are no known highway capacity issues within the locality. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive from the medium term.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|  | +  |   |   |  | +   |   |   |  |



| SA Objective  | P109 Part Grains Barn Farm, Barrowford Road, Fence |   |  | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | --  |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent adverse effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                                      |
|   | 0  |   |  | 0   |   |  |

| SA Objective   | P109 Part Grains Barn Farm, Barrowford Road, Fence |   | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |  |
|--|--|---|---|--|
|  | 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. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The Site has a high risk of flooding from surface water. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Adverse effects reducing with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.<br/>Effects of climate change on flood risk.</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P109 Part Grains Barn Farm, Barrowford Road, Fence |  |  | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |   |  |
|---|--|--|--|---|---|--|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | 0   | <p><b>Likely Significant Effects</b><br/>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. The Site however minor in its size and scale and as such it is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |  | 0   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? +  | <p><b>Likely Significant Effects</b><br/>The Site is located within 100m of a locally designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is made up of predominantly improved grassland.<br/>The Site adjoins the Green Infrastructure Network and has the potential to expand and enhance this network.</p>  |  | 0 ? 0   | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site made up on predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure Network.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |  |

| SA Objective   | P109 Part Grains Barn Farm, Barrowford Road, Fence |   | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |   |
|--|--|---|---|---|
|  | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| to the green infrastructure network.   | <b>0</b>   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Potential neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | <b>0</b>  | <p><b><u>Term</u></b><br/>Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Existing habitats to be retained and enhanced as far as possible. New habitats created within areas of open space, landscaping and where appropriate on new buildings.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |

| SA Objective  | P109 Part Grains Barn Farm, Barrowford Road, Fence |  | P110 Land at Hollin Hall Farm, Gisburn Road, Blacko |  |
|---|--|--|---|--|
|   | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Character Area (Zone 6a). Some of the features on site contribute to this landscape character area such as presence of agricultural buildings and the rural offset provided by the Site to Fence from the bypass, the overall role fulfilled by the Site is however reduced by its proximity to the bypass which significantly reduces the scale of the site and its setting for Fence. The Site is moderately scaled and contained on each sites by development or infrastructure. Its wider landscape effects are likely to be limited, and in the long run would reduce to zero. The Site is however designated Green Belt and its loss to development would harm the purposes of the Green Belt in this location. Significant adverse effect is found.</p> <p><b><u>Term</u></b></p> <p>Significant and permanent adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site fulfils a minor role within the character area will valuable on site features such as field boundaries and sloping topography to the river valley to the south. Intervening vegetation however limits the interaction to this river valley to the south. The Site occupies an open countryside location and is currently undeveloped. The development of the Site would extend the built up area of Blacko to the south of Gisburn Road however this wouldn't be uncharacteristic of the settlement pattern with some development already located to the south of this road. Blacko sits on side of a hill, sloping steeply to the valley below. The Site is close to the AONB boundary and would be visible from the AONB and public routes within. The development is limited is scale and would be seen in the context of the existing settlement. Overall a minor adverse effect has been assessed.</p> <p><b><u>Term</u></b></p> <p>Likely permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to west and south.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P111 Sports Field Adjacent to Former Nelson and Colne College, Colne & P114 Land North of Sheridan Road, Emmott Lane, Laneshaw Bridge

| SA Objective  | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |   |   |
|---|--|---|--|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 80 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | +  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 74 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | 0  | 0 | 0   |
|   |  |   | <p><b><u>Likely Significant Effects</u></b></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 (Colne 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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> |

| SA Objective  | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |   |   |
|---|--|---|--|--|---|---|
|   | Score  |   | Commentary on effects of the policy  | Score  |   | Commentary on effects of the policy   |
|   | +  |   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0  |   | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0  | + - 0  | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service, or 2000m of a town centre<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with the implementation of mitigation measures as necessary.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|   | 0  |   |  |  |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0 | ?  | + 0 0  | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>The Site is designated open space but is in private ownership and use and declared surplus to the needs of the owner. Scope exists to provide new open space onsite. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open space. The Site is located near to Junction 14 of the M65. The road could have adverse effects for health and wellbeing due to noise and air pollution.  |
|   |  |   |  |  |   |   |

| SA Objective   | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |  |  |
|--|--|---|--|--|--|--|
|  | Score  | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
|  | +  | <p>Overall the proposal is considered likely to have minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect with adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be located away from the M65 with suitable boundary treatment and mitigation measures for road noise. Contributions towards open space provision may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | +  | <p><b>Term</b></p> <p>A minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Contributions towards open space provision may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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  | <p><b>Likely Significant Effects</b></p> <p>The Site is located in excess of 400m of all transport services (Existing service on Barrowford Road is infrequent)</p> <p>Capacity issues exist in the local highway network. The proposal is of the Site where existing capacity issues may worsen. This needs to be assessed taken into account current works within North Valley to expand road capacity.</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 adverse effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor adverse for the plan period potentially reduced in the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | + 0 0  | <p><b>Likely Significant Effects</b></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 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><b>Term</b></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |



| SA Objective  | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |   |   |
|---|--|---|--|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>N Permanent neutral effect</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |  | 0  |   |   |

| SA Objective   | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |   |
|--|--|---|--|---|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |   |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |   |  |
|---|--|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. Site comprised of amenity grassland.<br/>The Site does not affect the Green Infrastructure Network.</p>   |  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The comprises primarily of improved grassland.<br/>The Site is not located within the Green Infrastructure Network.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |  |

| SA Objective   | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |  |
|--|--|--|--|--|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0  | <p><b>Term</b><br/>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | --   | <p><b>Likely Significant Effects</b><br/>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 significant adverse effects on this asset given its proximity to this asset, rural nature and quality of the asset and the site in its current condition, steep topography, and significant extent of the proposal in contrast to the surrounding area The extent of this harm is likely to be reduced if development is set back and kept to within the lower southern part of the Site.</p> <p><b>Term</b><br/>Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council.</p> <p><b>Mitigation</b><br/>Development should be directed away from the heritage asset close to the existing settlement. High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to north and east.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P111 Sports Field Adjacent to Former Nelson and Colne College, Colne |  | P114 Land north of Sheridan Road, Emmott Lane, Laneshaw Bridge |  |
|---|--|--|--|--|
|   | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Foothills and Valleys Landscape Character Area (6a), but is used for private sports provision. The Site is therefore open contained on all sides by development/prominent features. The Site is flat in its topography and does not contribute to the qualities of this LCA. The Site would result in the loss of a break in the built up area on the edge of Colne with a loss of open space and adversely affecting the setting and character of the existing settlement. The harm is limited by the absence of designation.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period likely to remain permanent.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site covers extensive open land to the north of the village and school, with land characteristic of rolling upland farmland which is generally open and of elevated topography. The Site is located on greenfield land to the north of Laneshaw Bridge. The land slopes upwards from the village and would result in a significant protrusion into the countryside in contrasted to a generally limited and ribbon type wider settlement pattern which would be highly visible from surrounding areas. The Site is also located close to a listed building and likely to result in harm to this asset. Overall a significant adverse effect is found for this objective reducing with mitigation.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the local environment. Development should be directed away from the heritage asset close to the existing settlement. High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to north and east.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P115 Land off Carr Hall Road, Barrowford & P116 Land at Church Clough Farm, Lenches Road, Colne

| SA Objective  | P115 Land off Carr Hall Road, Barrowford |  |  | P116 Land at Church Clough Farm, Lenches Road, Colne |  |  |
|---|--|--|--|--|--|--|
|   | Score                                    |  | Commentary on effects of the policy  | Score  |  | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 68 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 59 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |  |  | <p><b><u>Likely Significant Effects</u></b></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 (Riverside Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></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 (Colne).</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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> |

| SA Objective  | P115 Land off Carr Hall Road, Barrowford |  |  | P116 Land at Church Clough Farm, Lenches Road, Colne |   |   |
|---|--|--|--|--|---|---|
|   | Score                                    | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy                                   |   |
|   | +  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | +  | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -  | 0  | ++   | -   | +   |
|   | 0  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service, or 2000m of a town centre<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Minor positive effect from the medium term with mitigation measures where required.                   | +  |   | <u>Likely Significant Effects</u><br>The Site is within 800m of a town centre (Colne).<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 800m of a primary and 2000m of a secondary school.<br>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effect from the medium term with mitigation measures where required. |
|   |  |  | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |   | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u>   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0  | 0  | +  | 0   | 0   |
|   |  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space.<br>No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside with Lomeshaye Strategic Employment Site located beyond. The development of the Site for housing is considered consistent with these uses. |  |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside.<br>Overall the proposal is considered to have minor positive effect for this objective.   |

| SA Objective   | P115 Land off Carr Hall Road, Barrowford |  |  | P116 Land at Church Clough Farm, Lenches Road, Colne |   |  |
|--|--|--|--|--|---|--|
|  | Score                                    | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy   |  |
|  | +  | <p>Overall the proposal is considered to have minor positive effect for this objective.</p> <p><b>Term</b><br/>A minor positive effect with mitigation measures.</p> <p><b>Mitigation</b><br/>On site open space provision. Contributions towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |  | +  | <p><b>Term</b><br/>A minor positive effect with mitigation measures.</p> <p><b>Mitigation</b><br/>On site open space provision. Contributions towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | - ? 0                                    | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 400m from all transport services. Bus provision connected with the development of Trough Laithe will however mean that the site is within 400m of a bus service.<br/>There are existing capacity issues on the local highway network. The development of the Site is of the scale where it could contribute to this issue.<br/>The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a minor negative effect on this objective.</p> <p><b>Term</b><br/>Minor negative effects for the plan period reducing in the medium term with mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  | + 0 0  | <p><b>Likely Significant Effects</b><br/>The Site is located within 400m of one or more transport services.<br/>There are no known highway capacity issues within the locality.<br/>The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b><br/>A likely minor positive from the medium term with mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  |
|  | -  |  |  | +  |   |  |



| SA Objective  | P115 Land off Carr Hall Road, Barrowford |   |  | P116 Land at Church Clough Farm, Lenches Road, Colne |   |  |
|---|--|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |  | 0  |   |  |

| SA Objective   | P115 Land off Carr Hall Road, Barrowford |  | P116 Land at Church Clough Farm, Lenches Road, Colne |  |
|--|--|--|--|--|
|  | 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. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water flooding. As a result a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 however there is a high risk of flooding from ground water.</p> <p><b><u>Term</u></b><br/>Adverse effect reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P115 Land off Carr Hall Road, Barrowford |  |  | P116 Land at Church Clough Farm, Lenches Road, Colne |  |  |
|---|--|--|--|--|--|--|
|   | Score                                    | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy  |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |  | -  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0                                    | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site does not affect the Green Infrastructure Network.</p>  |  | 0 ? -  | <p><b>Likely Significant Effects</b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.<br/>The Site is located within the Green Infrastructure network and the development of the Site for housing would have an adverse effect.</p>  |  |

| SA Objective   | P115 Land off Carr Hall Road, Barrowford |   | P116 Land at Church Clough Farm, Lenches Road, Colne |  |
|--|--|---|--|--|
|  | Score                                    | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Potential neutral effect in the long term with mitigation measures.</p> <p><b>Mitigation</b><br/>Retention and enhancement of existing habitat. Creation of new habitat within open space, landscaping and new buildings where appropriate.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | -  | <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse effect reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Retention and enhancement of existing habitat. Creation of new habitat within open space, landscaping and new buildings where appropriate.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>The Site is located within the Carr Hall Road Conservation Area and its development is likely to result in some harm to this designation given the undeveloped nature of the Site.</p> <p><b>Term</b><br/>Likely adverse effects reducing somewhat with mitigation measures.</p> <p><b>Mitigation</b><br/>High quality housing. Development set back from Carr Hall Road, existing boundary planting retained and enhanced.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Likely Significant Effects</b><br/>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 given its proximity to this asset, rural nature and quality of the asset and the site in its current condition and significant extent of the proposal in contrast to the surrounding area.</p> <p><b>Term</b><br/>Adverse effects for reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P115 Land off Carr Hall Road, Barrowford |   | P116 Land at Church Clough Farm, Lenches Road, Colne |   |
|---|--|---|--|---|
|   | Score                                    | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays some of the features identified as important within this LCA. This includes gentle landform, fields framed by trees and generally narrower streets. The Site is located on the edge of the settlement and is closely related to Lomeshaye Industrial Estate reducing the role played by the Site. The Site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area. The Site is located within a Conservation Area and the site is likely to cause harm to this designation. The Site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>A significant adverse effect</p> <p><b><u>Mitigation</u></b></p> <p>No mitigation measures exist.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). Some features on site display the character which contribute to towards this LCA, such as regular field pattern, sloping land, hedgerow and trees which is more generally sloping and less well related to the urban area. The loss of the Site to development will lead to some harm to the LCA. The Site is located on greenfield land to the south and detached from the settlement boundary of Colne. Whilst the Site is not located in an area which is designated for its landscape quality, the proposal would result in a significant development which is isolated in the open countryside and as such is likely to have a significant adverse effect on landscape and townscape.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects reducing somewhat with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P117 Land at Chapel Farm, Barrowford Road, Fence & P120 Land at former Chapel House Farm, Barrowford Road, Fence

| SA Objective  | P117 Land at Chapel Farm, Barrowford Road, Fence |   |  | P120 Land at former Chapel House Farm, Barrowford Road, Fence |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 46 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |  | ++  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 300 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 (Riverside Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | 0 + 0   | <p><b><u>Likely Significant Effects</u></b></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 (Riverside Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |

| SA Objective  | P117 Land at Chapel Farm, Barrowford Road, Fence |   |   |  | P120 Land at former Chapel House Farm, Barrowford Road, Fence |   |   |  |
|---|--|---|---|--|---|---|---|--|
|   | Score  |   |   | Commentary on effects of the policy  | Score   |   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +   | - | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Likely permanent neutral effects with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
|   |  |   | 0 | 0  |   |   |   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0 | - | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space.<br>No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside.<br>The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the Site.   | +   | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside. The A6068 Bypass is located along the southern part of the Site and may have some adverse effects in terms of noise and air pollution for part of the Site.  |
|   |  |   |   |  |   |   |   |  |

| SA Objective   | P117 Land at Chapel Farm, Barrowford Road, Fence |   |   | P120 Land at former Chapel House Farm, Barrowford Road, Fence |  |  |
|--|--|---|---|---|--|--|
|  | Score  | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy  |  |
|  | 0  | <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open Space to be provided on site. Further contributions towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   | +   | <p>Overall the proposal is considered to have a minor positive effect for this objective.</p> <p><b>Term</b><br/>Likely minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open Space to be provided on site. Further contributions towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are existing capacity issues on the local highway network. The development of the Site is unlikely to be of the scale to result in adverse effects on this infrastructure.</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><b>Term</b><br/>Likely permanent minor neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   |  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are existing capacity issues on the local highway network. The development of the Site is of the scale where it could contribute to this issue. An adverse effect is assessed.</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 neutral effect for this objective.</p> <p><b>Term</b><br/>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |



| SA Objective  | P117 Land at Chapel Farm, Barrowford Road, Fence |   | P120 Land at former Chapel House Farm, Barrowford Road, Fence |  |
|---|--|---|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | -- 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of an unnamed watercourse or water body.</p> <p>The Site is unlikely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -- -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Higgin Clough).</p> <p>The Site is likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective   | P117 Land at Chapel Farm, Barrowford Road, Fence |  | P120 Land at former Chapel House Farm, Barrowford Road, Fence |  |
|--|--|--|---|--|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>                                    | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>                                    |

| SA Objective  | P117 Land at Chapel Farm, Barrowford Road, Fence |   |  | P120 Land at former Chapel House Farm, Barrowford Road, Fence |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is located within the Green Infrastructure network and the development of the Site for housing would have an adverse effect.</p>   |  | 0 ? -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The site is predominantly improved grassland.<br/>The Site is located within the Green Infrastructure network and the development of the Site for housing would have an adverse effect.</p>   |  |

| SA Objective   | P117 Land at Chapel Farm, Barrowford Road, Fence |   | P120 Land at former Chapel House Farm, Barrowford Road, Fence |  |
|--|--|---|---|--|
|  | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | -  | <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b>Term</b><br/>Adverse effect likely to remain permanent with mitigation.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | -   | <p><b>Term</b><br/>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to a listed building, wrapping around this building and removing its agricultural context. Harm to significant harm is likely to result from the development on this site on this asset. An adverse effect is assessed with mitigation measures.</p> <p><b>Term</b><br/>Likely adverse effects with mitigation measure.</p> <p><b>Mitigation</b><br/>High quality housing with scale, form, materials and appearance taken from listed building. Development set back the listed building to provide openness and maintain some setting to the building. Careful boundary treatments</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -   | <p><b>Likely Significant Effects</b><br/>The Site is located partially within the Carr Hall Road Wheatley Lane Conservation Area. The development of the Site for the submitted scale is likely to an adverse effect on this designation, given the rural aspect of the conservation area in this location, and scale, type and form of existing development within which this proposal would conflict with. Potential mitigation measures could reduce the level of harm caused somewhat, however harm would likely remain.</p> <p><b>Term</b><br/>Adverse effects for the plan period.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. Development within the conservation area avoided.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P117 Land at Chapel Farm, Barrowford Road, Fence |  | P120 Land at former Chapel House Farm, Barrowford Road, Fence |   |
|---|--|--|---|---|
|   | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site features some of the qualities noted for this LCA, including a gentle sloping landscaping leading to a linear dense rural setting, vegetated boundaries, and open fields with agricultural buildings which contribute to the agricultural setting and context of the settlement. The Site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the Site would reduce the gap between Fence and Barrowford/Nelson. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area. The Site is located in close proximity to a listed building and the proposal is likely to cause harm to this designation. The Site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>A significant and permanent adverse effect</p> <p><b><u>Mitigation</u></b></p> <p>No mitigation measures exist.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contains features which contribute positively to this LCA. Including broad open fields, vegetated and treed boundaries, and gentle topography made of the more significant by the site's isolated location. Significant harm may result to the LCA if the Site was developed. The Site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the Site would significantly reduce the gap between Fence and Barrowford/Nelson. There are no very special circumstances to justify the release of land from the Green Belt for development. Development of the scale of the proposal amounts to inappropriate development and will cause significant harm to the designation in this area resulting in an isolated development which fails to have any bearing to the wider built up environment. The Site sits partially within a Conservation Area and the proposal is likely to cause harm to this designation. The Site also features several TPOs which will need to be retained and offset reducing the developable area. A significant adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>A significant and permanent adverse effect</p> <p><b><u>Mitigation</u></b></p> <p>No mitigation measures exist.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P122 Land at Holme End, Greenhead Lane, Brierfield & P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford

| SA Objective  | P122 Land at Holme End, Greenhead Lane, Brierfield |   |   | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |   |   |
|---|--|---|---|---|---|---|
|   | Score  |   |   | Score   |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +  |   |   | ++  |   |   |
|   |  |   |   |   |   |   |
|   |  |   |   |   |   |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0  | 0 | 0 | 0   | 0 | 0 |

| SA Objective  | P122 Land at Holme End, Greenhead Lane, Brierfield |  |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |  |   |
|---|--|--|--|---|--|---|
|   | Score  | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy  |   |
|   | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | 0   | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | 0  | -  | 0  | +   | -  | 0 |
|   | -  |  | <u>Likely Significant Effects</u><br>The Site is within 2000m of a key service.<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a minor negative effect on this objective.<br><u>Term</u><br>Minor negative effect reducing with contributions towards service provision where required.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key service or 2000m of a local centre (Barrowford)<br>The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with contributions towards service provision where required.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | 0  | -  | -  | 0   | 0  | 0 |
|   |  |  | <u>Likely Significant Effects</u><br>The Site is located within 2000m of a GP or open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is largely an agricultural setting with some residential uses nearby. The Site is around 130m from the M65. The close proximity of the Site to the motorway could result in adverse effects on health and  |   | <u>Likely Significant Effects</u><br>The Site is located within 2000m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is bordered by existing residential uses, and open countryside. The proposed use is considered consistent with existing uses.<br>Overall the proposal is considered to have neutral effect for this objective.<br><u>Term</u>   |   |

| SA Objective   | P122 Land at Holme End, Greenhead Lane, Brierfield |   |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford  |  |  |
|--|--|---|--|--|--|--|
|  | Score  |   | Commentary on effects of the policy  | Score  |  | Commentary on effects of the policy  |
|  | -  |   | wellbeing as a result of noise and air pollution emitting from the motorway.<br>Overall the proposal is considered to have an adverse effect for this objective.<br><u>Term</u><br>Likely adverse effects reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>boundary treatment and mitigation measures for road noise.<br>Contributions towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0  |  | A neutral effect for the plan period with mitigation measures.<br><u>Mitigation</u><br>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Open space to be provided on site, further contributions towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | -  | 0 | 0  | <u>Likely Significant Effects</u><br>The Site is located in excess of 400m of all transport services.<br>There are no known existing highway capacity problems affecting the Site.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor negative effect for this objective.<br><u>Term</u><br>A likely minor negative reducing with implementation of mitigation measures.<br><u>Mitigation</u><br>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  |  |
|  | -  |   |  | 0  |  |  |



| SA Objective  | P122 Land at Holme End, Greenhead Lane, Brierfield |  |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |   |  |
|---|--|--|--|---|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |
| 7. To conserve and enhance water quality and resources.                   | --   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Pendle Water).</p> <p>The Site is unlikely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect over the plan period.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the water course. Appropriate drainage management measures to be adopted including use of the SuDs hierarchy.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |
|   | -  |  |  | 0   |   |  |

| SA Objective   | P122 Land at Holme End, Greenhead Lane, Brierfield |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |   |
|--|--|--|---|---|
|  | 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. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is partially within FZ2 and FZ3 reducing the developable area.</p> <p><b><u>Term</u></b><br/>Minor adverse effects reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of FZ2/FZ3.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P122 Land at Holme End, Greenhead Lane, Brierfield |   |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site features predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure network.</p>  |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site does not affect any designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site features predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure network.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>  |  |

| SA Objective   | P122 Land at Holme End, Greenhead Lane, Brierfield |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |  |
|--|--|--|---|--|
|  | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | 0   | <p><b>Term</b><br/>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -  | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to a listed structure (Pendle Bridge), located in good view of this. The listed structure is currently in a rural location which would alter with the development of this site. Adverse effects caused may be reduced with mitigation measures (though harm would likely still exist).</p> <p><b>Term</b><br/>Likely adverse effects with mitigation measure.</p> <p><b>Mitigation</b><br/>High quality housing with scale, form, materials and appearance taken from listed building. Development set back the listed structure. Careful boundary treatments</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | --  | <p><b>Likely Significant Effects</b><br/>The Site is sits between several listed buildings, all currently located within a rural setting, and all accessible and appreciated from PROW which cross the proposal site. The development to the scale proposal is likely to significantly alter the character of the area causing likely significant and demonstrable harm which is unlikely to be reduce.</p> <p><b>Term</b><br/>Permanent significant adverse effects.</p> <p><b>Mitigation</b><br/>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatments to limit visibility of the development from the wider area and its impact on the open countryside. Mitigation unlikely to be enough to reduce likely harm caused.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P122 Land at Holme End, Greenhead Lane, Brierfield |  | P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford |   |
|---|--|--|---|---|
|   | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The Site displays some of the key qualities of this LCA at a local level. The Site provides a rural context to Pendle Water which flows to the east and positively contributes to the rural fringe of the urban area. Agricultural buildings and rural dwellings are located to the north. The field itself is gently sloping and is bordered by hedgerows. The M65 is nearby but not visible from the Site. Some local harm may arise to the LCA if the Site was developed. This is increased given the rural context of the Site (The site being isolated from the urban area). The Site is designated Green Belt, and it has been recently concluded by the Green Belt review to fulfil the purposes of the Green Belt. The development of the Site would result in urban sprawl of the existing built up area. There are no very special circumstances to justify the release of land from the Green Belt for development. The Site is isolated for existing built form and would represent a significant incursion into the open countryside which does not sit well within the local landscape and fails to reflect the local pattern of development. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>A significant adverse effect</p> <p><b><u>Mitigation</u></b></p> <p>No mitigation measures exist.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The Site contributes to this LCA providing a large area of working agricultural land on gentle slope to the north of Higherford. The Site is open in character with some dry stone walls and some hedgerows. Public routes cross the site providing a link for residents into the open countryside. The development of this site would represent a significant loss to the LCA in this area. The Site would represent a significant incursion into the open countryside which is both isolated from and fails to reflect the settlement pattern of Higherford. The proposal is likely to result in significant harm to nearby listed buildings which is unlikely to be mitigated. Several PROW cross the site which is current rural and in agricultural use. The development of the Site would significantly alter the character of the area and cause harm to the quality and tranquillity of the PROW and views provided from their routes. A group TPO occupies the likely access to the site and represents a further constraint to the development of the Site.</p> <p><b><u>Term</u></b></p> <p>A significant adverse effect</p> <p><b><u>Mitigation</u></b></p> <p>No mitigation measures exist.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P125 Land adjacent to 373 King's Causeway, Brierfield & P126 Former Lakeside Garden Centre, Skipton Road, Foulridge

| SA Objective  | P125 Land adjacent to 373 King's Causeway, Brierfield |  |  | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |   |  |
|---|---|--|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 20 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |  | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 23 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | 0 + 0   | <p><b><u>Likely Significant Effects</u></b></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 (North Valley).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |

| SA Objective  | P125 Land adjacent to 373 King's Causeway, Brierfield |  |  | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |  |  |
|---|---|--|--|---|--|--|
|   | Score   | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <b>+</b> <b>-</b> <b>0</b>                            | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of one or more key service or 2000m of a local centre (Brierfield/Nelson)</p> <p>The development will result in increased pressure on services.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | <b>+</b> <b>-</b> <b>+</b>                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of one or more key service or 2000m of a town centre (Colne)</p> <p>The development will result in increased pressure on services.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  |
|   | <b>0</b>  |  |  | <b>+</b>  |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | <b>+</b> <b>-</b> <b>0</b>                            | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>The site is has an informal use as open space. Little 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 residential dwellings and a golf course. The proposal is consistent with these uses.</p> <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions towards open space provision may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | <b>+</b> <b>-</b> <b>0</b>                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 residential uses, a school and open countryside. The proposed use is considered consistent with existing uses.</p> <p>Overall the proposal is considered to have neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be located away from the by-pass with suitable boundary treatment and mitigation measures for road noise. Contributions towards open space provision may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |
|   | <b>0</b>  |  |  | <b>0</b>  |  |  |

| SA Objective   | P125 Land adjacent to 373 King’s Causeway, Brierfield |   |   |   | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |   |   |  |
|--|---|---|---|---|---|---|---|--|
|  | 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 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known existing highway capacity problems affecting the Site.</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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with mitigation.</p> | +   | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>Some highway capacity issues exist locally along the A56 corridor. The Site is relatively small in scale and unlikely to result in material adverse effects.</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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with mitigation.</p> |
|  | +   |   |   | <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | +   |   |   | <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | ++  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is overgrown brownfield and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
|  |   |   |   |   |   |   |   |  |



| SA Objective   | P125 Land adjacent to 373 King’s Causeway, Brierfield |   |  | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |   |  |
|--|---|---|--|---|---|--|
|  | Score   |   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |  |
| 7. To conserve and enhance water quality and resources.  | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>            | --  | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 10m-50m of a water body (Lake Burwain and Foulridge Upper Reservoir).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be directed away from the waterbody. Suitable on site drainage to prevent/minimise surface water flow into waterbody.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|  | 0   |   |  | -   |   |  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in FZ2/FZ3 with significant risk of flooding from groundwater.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects possibly reducing to adverse with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development avoids areas which are at a high risk from flooding.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |  |

| SA Objective   | P125 Land adjacent to 373 King's Causeway, Brierfield |  | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |  |
|--|---|--|---|--|
|  | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P125 Land adjacent to 373 King's Causeway, Brierfield |   | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |  |
|---|---|---|---|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                         | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>                   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0   | <p><b>Likely Significant Effects</b></p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists of Amenity Grassland.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> | - ? +   | <p><b>Likely Significant Effects</b></p> <p>The Site is adjacent to a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is located within the Green Infrastructure network, however in its dilapidated and overgrown condition, the redevelopment of the Site does give rise to the opportunity to enhance the Green Infrastructure Network in this area.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> |
|   | 0   | <p><b>Term</b></p> <p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                 | 0   | <p><b>Term</b></p> <p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |

| SA Objective   | P125 Land adjacent to 373 King's Causeway, Brierfield |  | P126 Former Lakeside Garden Centre, Skipton Road, Foulridge |   |
|--|---|--|---|---|
|  | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes.                          | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is in use as a golf course and as such is not considered to function towards this LCA. The Site is greenfield and formally part of the Nelson Golf Course. The Site has a limited frontage from Kings Causeway. It forms the high point in the area with the southern aspect of the Site visible from Burnley to the south. Several PROW cross and run adjacent to the site boundary. Whilst there is an urban context to the area, the site forms part of open countryside which helps to separate Brierfield from Harle Syke and Briercliffe to the South. Its development will result in an adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent adverse effect potential for some reduction with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development directed to the northern part of the Site to reduce visually impact from exposed areas to the south.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is previously developed and largely overgrown. The Site is not considered to reflect the wider landscape character or have an important role to secure this. Although in the Green Belt the Site is located at a previously developed site which is well related and enclosed by development. The redevelopment would remove a site which detracts from the quality of the local environment. The Site holds capacity for at least some development and is assessed as having a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>The proposal will need to be consistent with the scale of development which formally existed at the site to ensure that openness is not harmed. The scale and amount of new buildings should be limited to ensure consistency with the character of the wider built environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick & P129 St. Michael's Vicarage, Skipton Road, Foulridge

| SA Objective  | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |  |  | P129 St. Michael's Vicarage, Skipton Road, Foulridge |  |  |
|---|---|--|--|--|--|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 20 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 9 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |   |  | <p><b><u>Likely Significant Effects</u></b></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 (Barnoldswick 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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></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 (Colne 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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick  |   |   | P129 St. Michael's Vicarage, Skipton Road, Foulridge   |   |   |
|---|--|---|---|--|---|---|
|   | Score  |   |   | Score  |   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | + | +  | 0 | + |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one of more key services and/or within 2000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000m from a secondary school.</p> <p>The site is accessible to a decent range of services and facilities. The proposal is therefore considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required to support service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service or 2000m of a town centre (Colne)</p> <p>The development will result in increased pressure on services but is of small scale</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to some services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required to support service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | - | - | +  | 0 | 0 |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 proposal is located adjacent to Barnoldswick WWTW. Noise and odour arising from the WWTW may adversely affect the health and wellbeing of future occupiers of the Site subject to wind direction.</p>   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>The development however is small is scale so unlikely to result in pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, a church and open countryside.</p> <p>The proposed use is considered consistent with existing uses.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p>  |   |   |

| SA Objective   | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |   |   |   | P129 St. Michael’s Vicarage, Skipton Road, Foulridge |   |   |  |
|--|---|---|---|---|--|---|---|--|
|  | Score   |   |   | Commentary on effects of the policy   | Score  |   |   | Commentary on effects of the policy  |
|  | -   |   |   | <p>On balance the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect from development.</p> <p><b><u>Mitigation</u></b></p> <p>Development will need to be oriented away from the WWTW with suitable boundary treatment to minimise adverse effects. Effects to be considered in consultation with Yorkshire Water. Site specific modelling may be needed of noise and odour pollution arising from the WWTW and its effect on the development site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The degree to which the proposal is affected by the nearby WWTW.</p>  | +  |   |   | <p><b><u>Term</u></b></p> <p>A minor positive effect with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Open Space provided on site. In addition, contributions towards open space provision may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known existing highway capacity problems affecting the Site.</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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +  | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>Some highway capacity issues exist locally along the A56 corridor. The Site is relatively small in scale and unlikely to result in material adverse effects.</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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|  | +   |   |   |   | +  |   |   |  |

| SA Objective  | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |   |  | P129 St. Michael's Vicarage, Skipton Road, Foulridge |   |  |
|---|---|---|--|--|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><b>Term</b></p> <p>Permanent minor adverse effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  | +/-  | <p><b>Likely Significant Effects</b></p> <p>The Site is mixed PDL and greenfield (not BMV) and so is considered to have a mixed effect on this objective.</p> <p><b>Term</b></p> <p>Permanent mixed effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 7. To conserve and enhance water quality and resources.                   | --  | <p><b>Likely Significant Effects</b></p> <p>An unnamed water course flows along the southern boundary of the Site.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect over the plan period.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the watercourse. Development to include suitable drainage measures to prevent any increase in flood risk.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |
|   | -   |   |  | 0  |   |  |



| SA Objective   | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |   | P129 St. Michael's Vicarage, Skipton Road, Foulridge |   |
|--|---|---|--|---|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |  |  | P129 St. Michael's Vicarage, Skipton Road, Foulridge |  |  |
|---|---|--|--|--|--|--|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | 0  | <p><b>Likely Significant Effects</b><br/>The Site is small in scale and sustainably located. It is considered likely that the proposal would have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects in the long term.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  | 0  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? -   | <p><b>Likely Significant Effects</b><br/>The proposal is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.</p>   |  | - ? 0  | <p><b>Likely Significant Effects</b><br/>The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p>  |  |

| SA Objective   | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |   | P129 St. Michael's Vicarage, Skipton Road, Foulridge |   |
|--|---|---|--|---|
|  | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| to the green infrastructure network.   | -   | <p>The Site is located within the Green Infrastructure network. Its development for housing would adversely affect the integrity of the Green Infrastructure network in this location.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse effect reducing in the longer term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Existing habitats to be retained and enhanced where possible. Opportunities for new habitat within open space, landscaping and where appropriate at new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Term</b><br/>Minor adverse effect reducing in the longer term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Existing habitats to be retained and enhanced where possible. Opportunities for new habitat within open space, landscaping and where appropriate at new buildings.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick |  | P129 St. Michael's Vicarage, Skipton Road, Foulridge |   |
|---|---|--|--|---|
|   | Score   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst undeveloped and in use for agriculture, the Site is flat and contained by development to the north, west and south. The Site does not therefore reflect the qualities or features of this LCA, and does not contribute towards it. The Site is greenfield, it is undesignated and not noted for its landscape quality but is likely to form the setting for an existing listed building. A TPO exists along the western boundary of the Site. As such it is considered that developing the site would have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing where mitigation implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Directing development away from the listed building. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Industrial Footlands and Valleys Landscape Character Area (Zone 6a). The site is largely developed comprising of a vicarage and associated domestic garden space. Whilst natural features are located on the site and contribute to the prevailing character of the wider settlement, the Site is not considered to reflect the key features of the LCA. The site is formed a mixed of greenfield and brownfield land and is located within the settlement boundary of Foulridge. The Site relates well to the wider existing settlement providing a sustainable, suitable, and logical location for development. A series of TPOs and group TPOs occupy the existing boundary of the Site to Skipton Road potentially affecting the access of the Site. Existing TPOs will need to be retained through the development of the Site to ensure there is no adverse impact on the wider streetscene.</p> <p><b><u>Term</u></b></p> <p>A neutral effect with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Deployment of good design principles to provide for a high quality design. Existing TPO to be retained to maintain streetscene along Skipton Road.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford & P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford**

| SA Objective  | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |   |   | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford  |  |  |
|---|--|---|---|---|--|--|
|   | 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><b>Likely Significant Effects</b><br/>The Site has capacity for 140 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b><br/>Significant positive effect from the medium term.</p> <p><b>Mitigation</b><br/>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0  | 0 | 0 | <p><b>Likely Significant Effects</b><br/>The development site is not currently used for employment.<br/>The Site is not located within 2,000m of the nearest major employment site.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a Neutral effect for this objective.</p> <p><b>Term</b><br/>A neutral effect for the plan period.</p>                          |  |  |
|   | 0  | 0 | 0 | <p><b>Likely Significant Effects</b><br/>The development site is not currently used for employment.<br/>The Site is not located within 2,000m of the nearest major employment site.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a Neutral effect for this objective.</p> <p><b>Term</b><br/>A neutral effect for the plan period.</p> <p><b>Mitigation</b></p> |  |  |

| SA Objective  | P130 Land to the rear of St. Thomas’s Primary School, Wheatley Lane Road, Barrowford |  |  | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |   |
|---|--|--|--|--|---|---|
|   | Score  | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy                                   |   |
|   | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | 0  | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++   | -  | 0  | +  | -   | 0 |
|   | +  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Barrowford)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is within 2000m of a primary school.<br>The proposal is accessible to a range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0  |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++   | 0  | 0  | +  | -   | 0 |
|   |  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to existing dwellings, land in use as a school and open countryside. The proposed use is consistent to be compatible with these uses.   |  |   |   |

| SA Objective   | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |   |   | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |  |
|--|--|---|---|--|---|--|
|  | Score  | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy   |  |
|  | +  | <p>On balance the proposal is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>New open space to be accommodated onsite with contributions towards sports provision if tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | 0  | <p><b>Term</b></p> <p>A Neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards open space provision may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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  |
|  | -  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 400m of one or more transport services. Existing capacity problems for access road (Pasture Lane) to the Site. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor adverse reducing somewhat with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Alternative access route needed.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | +   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Minor congestion experience where road narrows between Barrowford and Barnoldswick. Development of the Site is unlikely to contribute significantly to this.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective  | P130 Land to the rear of St. Thomas’s Primary School, Wheatley Lane Road, Barrowford |   |  | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |   |
|---|--|---|--|--|---|---|
|   | 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 greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p> |  | -  | <p><u>Likely Significant Effects</u></p> <p>The Site is greenfield in use for open space but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p> |   |
| 7. To conserve and enhance water quality and resources.                   | --   | 0   | <p><u>Likely Significant Effects</u></p> <p>The Site is not located within 10m of a water body (a reservoir).<br/>The Site is not likely to require the provision of new water management infrastructure.<br/>Overall the site is considered to have a minor adverse on this objective.</p> <p><u>Term</u></p> <p>A minor adverse likely to reduce with mitigation.</p> <p><u>Mitigation</u></p> <p>Site development away from reservoir. Prevent/limit runoff into reservoir.</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 not located within 50m of a watercourse of water body.<br/>The Site is not likely to require the provision of new water management infrastructure.<br/>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p> |
|   | -  |   |  | 0  |   |   |



| SA Objective   | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |  | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |
|--|--|--|--|---|
|  | 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. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 however there is a high risk of flooding from groundwater.</p> <p><b><u>Term</u></b><br/>Minor adverse effects potentially reducing with implementation of mitigation measures</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable storage areas for water to mitigate the risk of flooding from sources within the Site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |   |  | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |  |
|---|--|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure network.</p>  |  | 0 - 0  | <p><b><u>Likely Significant Effects</u></b><br/>There are no designations affecting the Site.<br/>The Site is covered by an area of ecological interest (LERN record). The Site is predominantly improved grassland.<br/>The Site does not form part of the Green Infrastructure Network.<br/>Overall an adverse effect is considered likely in connection with this objective.</p>   |  |

| SA Objective   | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |   | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |  |
|--|--|---|--|--|
|  | Score  | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>N Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Term</b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P130 Land to the rear of St. Thomas's Primary School, Wheatley Lane Road, Barrowford |   | P136 Land at Ralph Laithe, Barnoldswick Road, Barrowford |   |
|---|--|---|--|---|
|   | Score  | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is within the Industrial foothills and Valleys Landscape Character Area (Zone 6a). The Site contains features which contributes towards this LCA. The Site features an extensive area of settlement edge agricultural land which rises gently at first from the edge of Barrowford. The Site features hedgerow and dry stone wall boundaries and separates Barrowford from rural farm steads located to the north west. The development of the LCA will have adverse effects on the LCA in the local area. The Site is greenfield, adjoining Barrowford to the west. Development of the Site would represent a significant extension to Barrowford, which fails to reflect the current settlement pattern and would result in an isolated field to the east. The land rises gently from Barrowford increasing in steepness to the west and is largely open. The Site would therefore be visible from the wider area to the west, but is of limited visibility from with Barrowford. A minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>Development to take place close to the existing settlement with a strong landscaped boundary to the west and north to reduce impact on open countryside and wider views. Adoption of good design principles. Boundary treatments. Development to be suitably offset from the TPO.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the industrial foothills and valleys Landscape Character Area (Zone 6a). The site reflects some of the qualities of the LCA at a localised level forming the setting of Higherford and providing its rural context when viewed from the Leeds and Liverpool Canal to the east. The boundary along Barnoldswick Road is heavily vegetated removing most transitional views from this vantage. The boundary to the east is more open, comprised of a dry stone wall. Some minor harm to this LCA is likely as a result of its development. Though the site relates reasonably well with the settlement pattern, the Site is designated Green Belt and considered to fulfil the purposes of the Green Belt, especially in its role in preventing urban sprawl and the coalescence of Barrowford with Colne/Foulridge. There are no very special circumstances to justify the release of land from the Green Belt for development. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### P139 Railway Street Garage Site, Nelson & P142 Land south of Red Scar Works, Cliff Street, Colne

| SA Objective  | P139 Railway Street Garage Site, Nelson |   |   | P142 Land south of Red Scar Works, Cliff Street, Colne |   |  |
|---|---|---|---|--|---|--|
|   | Score                                   |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                       |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 9 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site is in an area with little to no viability (high risk).</p>  | +  |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 66 dwellings and as such is considered to have a minor positive effect.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site is in area which experiences marginal viability (high risk).</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0                                       | + | 0   | +  | + | 0  |
|   |   |   | <p><b>Likely Significant Effects</b></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 (Southfield Business District).</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 Neutral effect for this objective.</p> <p><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |  |   | <p><b>Likely Significant Effects</b></p> <p>The development site is vacant, and is available for employment use. A mixed use development could be accommodated in this location.</p> <p>The Site is located within 2,000m of the nearest major employment site (Primet Bridge Business District).</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 Neutral effect for this objective.</p> <p><b>Term</b></p> |

| SA Objective  | P139 Railway Street Garage Site, Nelson |   |  | P142 Land south of Red Scar Works, Cliff Street, Colne |  |  |
|---|---|---|--|--|--|--|
|   | Score                                   | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
|   | +                                       | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +  | A minor positive effect for the plan period.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ 0 ++                                 | <u>Likely Significant Effects</u><br>The Site is located within 800m of a town centre (Nelson)<br>No service provision is proposed on site. The proposal is however small in scale and is therefore unlikely to affect service quality/provision.<br>The Site is within 800m of school provision.<br>The proposal is accessible to an excellent range of services and facilities and is considered to have a significant positive effect on this objective.<br><u>Term</u><br>Significant positive effects for the plan period.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | ++ - ++  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a town centre (Colne).<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is within 800m of school provision.<br>The proposal is accessible to an excellent range of services and facilities and is considered to have a significant to minor positive effect on this objective.<br><u>Term</u><br>Significant to positive effect from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |  |
|   | ++ ++                                   |   |  | ++/+   |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ 0 ?                                  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>The proposal is small in scale and unlikely to affect open space/healthcare provision.<br>The proposal is located adjacent to existing dwellings and land in employment uses. Care will need to be taken in designing the Site and new buildings to minimise effects on future occupiers.<br>On balance the proposal is considered to have a minor positive effect on this objective.   |  | ++ - ?   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little Scope exists within the development to accommodate new open space.<br>No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to existing dwellings and land in employment uses. Care will need to be taken in designing the Site and new buildings to minimise effects on future occupiers.   |  |
|   |   |   |  |  |  |  |

| SA Objective   | P139 Railway Street Garage Site, Nelson |  |   | P142 Land south of Red Scar Works, Cliff Street, Colne |   |   |
|--|---|--|---|--|---|---|
|  | Score                                   | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy   |   |
|  | +                                       | <p><u>Term</u></p> <p>Minor positive effect from development.</p> <p><u>Mitigation</u></p> <p>Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).</p>  |   | +  | <p>On balance the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from development.</p> <p><u>Mitigation</u></p> <p>Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).</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><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability.</p> |   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of all transport services.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> |   |

| SA Objective  | P139 Railway Street Garage Site, Nelson |   |  | P142 Land south of Red Scar Works, Cliff Street, Colne |   |  |
|---|---|---|--|--|---|--|
|   | Score                                   |   | Commentary on effects of the policy  | Score  |   | Commentary on effects of the policy  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++                                      |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | ++   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                       | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0                                       |   |  | 0  |   |  |



| SA Objective   | P139 Railway Street Garage Site, Nelson |   | P142 Land south of Red Scar Works, Cliff Street, Colne |   |
|--|---|---|--|---|
|  | Score                                   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P139 Railway Street Garage Site, Nelson |  | P142 Land south of Red Scar Works, Cliff Street, Colne |  |
|---|---|--|--|--|
|   | Score                                   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | 0                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is small in scale and sustainably located. It is considered likely that the proposal would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects in the long term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                       | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 - 0                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall an adverse effect is considered likely in connection with this objective.</p>  | 0 - +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site is within the Green Infrastructure network. The proposal gives rise to the opportunity to enhance the Green Infrastructure Network in this location given the Site's current low quality.</p>   |

| SA Objective   | P139 Railway Street Garage Site, Nelson |  | P142 Land south of Red Scar Works, Cliff Street, Colne |   |
|--|---|--|--|---|
|  | Score                                   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | -                                       | <p><b><u>Term</u></b><br/>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Success and management of open space and biodiversity measures. Low-medium risk.</p> | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Likely neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Low viability and scope for ecological benefits.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | +  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within the Primet Bridge Conservation Area which is designated for its contribution to the industrial heritage of Pendle. The Site currently has a low built quality and detracts from the conservation area. Its sensitive redevelopment may therefore result in a minor positive effect for this objective provided mitigation measures are implemented.</p> <p><b><u>Term</u></b><br/>Potential minor positive effects.</p> <p><b><u>Mitigation</u></b><br/>High quality design. Materials, scale, architecture to reflect the qualities and character of the wider built environment. Existing trees crossing through the Site should be retained.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>Low viability and financial capacity for high quality materials. High risk.</p> |

| SA Objective  | P139 Railway Street Garage Site, Nelson |  | P142 Land south of Red Scar Works, Cliff Street, Colne |  |
|---|---|--|--|--|
|   | Score                                   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site its current form is not considered to contribute towards this LCA. The Site is in its current use and appearance is low in quality and detracts from the wider area. The redevelopment of the Site for a high quality residential development could also benefit the wider area.</p> <p><b><u>Term</u></b></p> <p>Permanent minor positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, build and materials. Siting and scale of development to reflect the built surrounds and protect the amenity and wellbeing of its occupiers.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site is located within the Primet Bridge Conservation Area which is designated for its contribution to the industrial heritage of Pendle. The Location of the site means it has the potential to positively contribute to this character area, however the site is in a functional use and partly vacant. The Site currently has a low built quality and detracts from the conservation area. Its sensitive redevelopment may therefore result in a minor positive effect for this objective provided mitigation measures are implemented.</p> <p><b><u>Term</u></b></p> <p>Potential minor positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design. Materials, scale, architecture to reflect the qualities and character of the wider built environment. Existing trees crossing through the Site should be retained.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P144 Land off Hollin Bank, Brierfield & P146 Land west of Alder House, Churchill Way, Nelson

| SA Objective  | P144 Land off Hollin Bank, Brierfield |   |   |  | P146 Land west of Alder House, Churchill Way, Nelson |   |   |  |
|---|---------------------------------------|---|---|--|--|---|---|--|
|   | Score                                 |   |   | Commentary on effects of the policy  | Score  |   |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                     |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 19 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (high risk).</p>   | +  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 50 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in area which experiences marginal viability (high risk).</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +                                     | + | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used but is available for employment and could potentially accommodate employment uses alongside residential.</p> <p>The Site is located within 2,000m of the nearest major employment site (Lomeshaye 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 Neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +  | + | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is not currently used but is available for employment and could potentially accommodate employment uses alongside residential.</p> <p>The Site is located within 2,000m of the nearest major employment site (Lomeshaye 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 Neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | +                                     |   |   |  | +  |   |   |  |

| SA Objective  | P144 Land off Hollin Bank, Brierfield |   |  | P146 Land west of Alder House, Churchill Way, Nelson |   |   |
|---|---------------------------------------|---|--|--|---|---|
|   | Score                                 |   | Commentary on effects of the policy  | Score  |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                                    | - | +  | ++   | - | +   |
|   | +/++                                  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Brierfield) No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to an excellent range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to Significant positive effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | +/++   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Brierfield). No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to an excellent range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to Significant positive effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability reducing significantly scope for contributions. High Risk.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                                    | - | ?  | ++   | - | ?   |
|   |                                       |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space.</p> <p>Little 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 proposal is located close to Junction 12 of the M65 and may be affected by its proximity. Assessment will be needed on the potential effects of the motorway on future users/occupiers of the proposal.</p>  |  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space.</p> <p>Little 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 proposal is located close to Junction 12 of the M65 and may be affected by its proximity. Assessment will be needed on the potential effects of the motorway on future users/occupiers of the proposal.</p>   |

| SA Objective   | P144 Land off Hollin Bank, Brierfield |  |   | P146 Land west of Alder House, Churchill Way, Nelson |   |   |
|--|---------------------------------------|--|---|--|---|---|
|  | Score                                 | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy   |   |
|  | +                                     | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from development with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Further assessment of impacts of nearby motorway on proposal needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. Contribution towards open space required subject to fulfilment of necessary tests.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).</p>  |   | +  | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from development with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Further assessment of impacts of nearby motorway on proposal needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. Contribution towards open space required subject to fulfilment of necessary tests</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability. Small site with little room for manoeuvre to address concerns regarding neighbouring uses (medium – high risk).neighbouring uses (medium – high risk).</p>   |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +                                     | 0  | 0 | +  | -   | 0 |
|  | +                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Capacity problems in the local area unlikely to be significantly affected by the development owing to its limited scale. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with mitigation.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> |   | 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Capacity problems in the local area may be affected by the proposal given its scale and location on the road network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely neutral positive effect from the medium term with successful mitigation.</p> <p><b>Mitigation</b></p> <p>Planning contributions may to taken towards infrastructure needs where justified including new junction arrangements. Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> |   |

| SA Objective  | P144 Land off Hollin Bank, Brierfield |   |  | P146 Land west of Alder House, Churchill Way, Nelson |   |  |
|---|---------------------------------------|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is not yet developed and considered greenfield. The proposal would not result in the loss of BMV.</p> <p><b><u>Term</u></b></p> <p>Permanent adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not yet developed and considered greenfield. The proposal would not result in the loss of BMV.</p> <p><b><u>Term</u></b></p> <p>Permanent adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                     | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 50m of a watercourse (Edge End Brook and Leeds Liverpool Canal).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing with mitigation</p> <p><b><u>Mitigation</u></b></p> <p>Development to be located away from the Brook and Canal. Structural integrity of the Canal must not be threatened.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0                                     |   |  | -  |   |  |



| SA Objective   | P144 Land off Hollin Bank, Brierfield |   | P146 Land west of Alder House, Churchill Way, Nelson |   |
|--|---------------------------------------|---|--|---|
|  | 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. | -                                     | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The Site however is subject to a high risk of flooding from groundwater sources. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>A minor adverse reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0                                     | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P144 Land off Hollin Bank, Brierfield |   |  | P146 Land west of Alder House, Churchill Way, Nelson |   |  |
|---|---------------------------------------|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | -  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? 0                                 | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is made up of Semi-improved Grassland. The Site is not located within the Green Infrastructure network.</p>  |  | - - 0  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site. The Site is covered by an area of ecological interest (LERN record). The Site is made up of Semi-improved Grassland. The Site is not located within the Green Infrastructure network.</p>   |  |

| SA Objective   | P144 Land off Hollin Bank, Brierfield |   | P146 Land west of Alder House, Churchill Way, Nelson |   |
|--|---------------------------------------|---|--|---|
|  | Score                                 | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0                                     | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> | -  | <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b>Term</b><br/>Adverse effects reducing over time with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                     | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P144 Land off Hollin Bank, Brierfield |  | P146 Land west of Alder House, Churchill Way, Nelson |  |
|---|---------------------------------------|--|--|--|
|   | Score                                 | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b>                              | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site has the potential to contribute positively to this area given its gateway location. The Site forms unused space located within the settlement boundary just off Junction 12 of the M65. The Site and its surroundings are not of any particular quality, and the site performs an insignificant role in the townscape. The proposal is likely to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site is located within the settlement boundary and currently used as garden space. Whilst the wider area is of insignificant built quality, the loss of a substantial tree bund which occupies the road frontage when entering Nelson/Brierfield from the motorway will alter the character of the area with potential adverse effects. The development will also change the aspect for users of the Leeds Liverpool Canal, however depending on the nature of development, the proposal could enhance this environment and the role played by the site within the wider LCA. The adoption of mitigation measures below should result in a development with neutral or near neutral effect.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effects in the longer term with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, with buildings off set from the main road. Existing trees and vegetation to be retained as far as possible. Boundary treatments, canal facing development, along Leeds Liverpool Canal.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P148 Manor Mill, Hallam Road, Nelson & P150 IAC Ltd, Edward Street, Nelson

| SA Objective  | P148 Manor Mill, Hallam Road, Nelson |  |   | P150 IAC Ltd, Edward Street, Nelson |  |   |
|---|--------------------------------------|--|---|-------------------------------------|--|---|
|   | Score                                | Commentary on effects of the policy  |   | Score                               | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 44 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (high risk).</p>  |   | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 77 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in area which experiences marginal viability (high risk).</p>  |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | --                                   | +  | 0 | --                                  | +  | 0 |
|   |                                      | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is in use for employment and will result in the loss of employment land if redeveloped for housing.</p> <p>The Site is located within 2,000m of the nearest major employment site (Hallam Road Business District).</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 adverse effect for this objective.</p> <p><b><u>Term</u></b></p> |   |                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is in use for employment and will result in the loss of employment land if redeveloped for housing.</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 adverse effect for this objective.</p> <p><b><u>Term</u></b></p> |   |

| SA Objective  | P148 Manor Mill, Hallam Road, Nelson |   |  | P150 IAC Ltd, Edward Street, Nelson |  |  |
|---|--------------------------------------|---|--|-------------------------------------|--|--|
|   | Score                                | Commentary on effects of the policy   |  | Score                               | Commentary on effects of the policy  |  |
|   | -                                    | <p>A minor adverse effect for the plan period.</p> <p><b>Mitigation</b><br/>Mixed use development of the Site.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability. Functionality and desirability of area for commercial uses. Medium-high risk.</p>   |  | -                                   | <p>A minor adverse effect for the plan period.</p> <p><b>Mitigation</b><br/>Mixed use development of the Site.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability. Functionality and desirability of area for commercial uses. Medium-high risk.</p>  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + - +                                | <p><b>Likely Significant Effects</b><br/>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br/>No service provision is proposed on site. The development will result in increased pressure on services.<br/>The Site is located within 800m of a primary school and 2000m of a secondary school.<br/>The proposal is accessible to a good range of services and facilities and is considered to have a Minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability reducing significantly scope for contributions. High Risk.</p> |  | + - 0                               | <p><b>Likely Significant Effects</b><br/>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br/>No service provision is proposed on site. The development will result in increased pressure on services.<br/>The Site is located within 2000m of a primary school.<br/>The proposal is accessible to a decent range of services and facilities and is considered to have a significant to neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability reducing significantly scope for contributions. High Risk.</p> |  |
|   | +                                    |   |  | 0                                   |  |  |

| SA Objective   | P148 Manor Mill, Hallam Road, Nelson |   |   |   | P150 IAC Ltd, Edward Street, Nelson |   |   |   |
|--|--------------------------------------|---|---|---|-------------------------------------|---|---|---|
|  | Score                                |   |   | Commentary on effects of the policy   | Score                               |   |   | Commentary on effects of the policy   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | ++                                   | 0 | - | <p><b><u>Likely Significant Effects</u></b></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 proposal is located adjacent to wider industrial premises located within the Hallam Road Business District which could have an adverse effect on health and wellbeing of future residents.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective provided sufficient mitigation is delivered.</p> | +                                   | 0 | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 proposal is located adjacent to wider industrial premises located within the White Walls Industrial Estate which could have an adverse effect on health and wellbeing of future residents.</p> <p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> |
|  | +                                    |   |   | <p><b><u>Term</u></b></p> <p>Likely minor positive effects from the medium term with successful implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability. high risk.</p>   | 0                                   |   |   | <p><b><u>Term</u></b></p> <p>Likely neutral effects from the medium term with successful mitigation proposals.</p> <p><b><u>Mitigation</u></b></p> <p>Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability. high risk.</p>   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +                                    | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</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>  | +                                   | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</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><b><u>Term</u></b></p>   |                                     |   |   | <p><b><u>Term</u></b></p>   |

| SA Objective  | P148 Manor Mill, Hallam Road, Nelson |   |   | P150 IAC Ltd, Edward Street, Nelson |   |   |
|---|--------------------------------------|---|---|-------------------------------------|---|---|
|   | Score                                |   | Commentary on effects of the policy   | Score                               |   | Commentary on effects of the policy   |
| infrastructure with growth.   | +                                    |   | <p>A likely minor positive from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p>          | +                                   |   | <p>A likely minor positive from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++                                   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL and as such has a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                   | +                                   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised largely comprised of PDL and as such has a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent positive effect.</p> <p><b>Mitigation</b></p> <p>Development should take place on developed areas as far as possible. Open areas should remain in the redevelopment of the Site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 7. To conserve and enhance water quality and resources.                   | 0                                    | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> | 0                                   | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p>   |



| SA Objective   | P148 Manor Mill, Hallam Road, Nelson |  | P150 IAC Ltd, Edward Street, Nelson |  |
|--|--------------------------------------|--|-------------------------------------|--|
|  | Score                                | Commentary on effects of the policy  | Score                               | Commentary on effects of the policy  |
|  | 0                                    | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | 0                                   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -                                    | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1. The Site suffers from a high risk of flooding from surface water and from ground water. Minor adverse effects are assessed.<br><u>Term</u><br>Minor adverse effects with adoption of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoids of areas at risk of flooding. Suitable onsite storage of flood water.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. | -                                   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1. The Site suffers from a high risk of flooding from surface water and from ground water. Minor adverse effects are assessed.<br><u>Term</u><br>Minor adverse effects with adoption of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoids of areas at risk of flooding. Suitable onsite storage of flood water.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. |
| 9. To improve air quality.   | 0                                    | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   | 0                                   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   |

| SA Objective  | P148 Manor Mill, Hallam Road, Nelson |   | P150 IAC Ltd, Edward Street, Nelson |   |
|---|--------------------------------------|---|-------------------------------------|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                    | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | 0                                   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - 0                                | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record)</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p>   | 0 ? 0                               | <p><b>Likely Significant Effects</b></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</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   | P148 Manor Mill, Hallam Road, Nelson |  | P150 IAC Ltd, Edward Street, Nelson |   |
|--|--------------------------------------|--|-------------------------------------|---|
|  | Score                                | Commentary on effects of the policy  | Score                               | Commentary on effects of the policy   |
| to the green infrastructure network.   | -                                    | <p><b>Term</b><br/>Likely adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> | 0                                   | <p><b>Term</b><br/>Neutral effect in the longer term with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                    | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | 0                                   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P148 Manor Mill, Hallam Road, Nelson |  | P150 IAC Ltd, Edward Street, Nelson |  |
|---|--------------------------------------|--|-------------------------------------|--|
|   | Score                                | Commentary on effects of the policy  | Score                               | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Landscape Area. The Site is located within the built area and in use for employment. The Site features an existing mill building. Neither the site nor its surrounds are of particular built quality and there are no designated sites (for their appearance) in vicinity of the Site. Whilst the site fulfils a role in contributing towards the character area, the redevelopment of the site would give rise to an opportunity to enhance the built quality of the Site which could enhance the wider area regenerating the mill or by using mill vernacular within the redevelopment of the Site. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the built area and in use for employment and is within the Industrial Urban Character Area. Neither the site nor its surrounds are of particular built quality, being of industrial, modern and functional in appearance, and there are no designated sites (for their appearance) in vicinity of the Site. This means the site does not contribute significantly to this character area. The redevelopment of the site would give rise to an opportunity to enhance the built quality of the Site which could enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P151 Profile Park, Junction Street, Nelson & P152 Land at Lenches Road/Knotts Lane, Colne

| SA Objective  | P151 Profile Park, Junction Street, Nelson |   |   | P152 Land at Lenches Road/Knotts Lane, Colne |  |   |
|---|--|---|---|--|--|---|
|   | Score                                      | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 120 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect from the long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (high risk).</p>  |   | ++   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 100 dwellings and as such is considered to have a significant positive effect.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in area which experiences lower viability (high risk).</p>   |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | -  | +   | 0 | +  | +  | 0 |
|   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is in use for employment and will result in the loss of employment land if redeveloped for housing. This could be mitigated somewhat by the availability of the Site for employment alongside housing.</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 neutral effect for this objective.</p> |   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment and is available for employment uses.</p> <p>The Site is located within 2,000m of the nearest major employment site (Primet Bridge Business District).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> |   |

| SA Objective  | P151 Profile Park, Junction Street, Nelson |   |   | P152 Land at Lenches Road/Knotts Lane, Colne |  |   |
|---|--|---|---|--|--|---|
|   | Score                                      | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy  |   |
|   | 0  | <u>Term</u><br>A neutral effect for the plan period.<br><u>Mitigation</u><br>Mixed use development of the Site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability. Functionality and desirability of area for commercial uses.<br>Medium-high risk.   |   | +  | <u>Mitigation</u><br>Mixed use development of the Site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -   | 0 | +  | -  | 0 |
|   | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school<br>The proposal is accessible to a decent range of services and facilities and is considered to have a Neutral effect on this objective.<br><u>Term</u><br>Neutral effects from the medium term with implementation of sufficient mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |   | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Colne)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to a decent range of services and facilities and is considered to have a significant to neutral effect on this objective.<br><u>Term</u><br>Neutral effects from the medium term with implementation of sufficient mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |   |

| SA Objective   | P151 Profile Park, Junction Street, Nelson |   |   | P152 Land at Lenches Road/Knotts Lane, Colne |   |  |
|--|--|---|---|--|---|--|
|  | Score                                      |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | +  | 0 | -   | +  | 0 | 0  |
|  | 0  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 proposal is located adjacent to wider industrial premises located within the White Walls Industrial Estate which could have an adverse effect on health and wellbeing of future residents. Plyons run across the site through its centre significantly reducing its developable area.</p> <p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effects in the medium term with successful mitigation proposals.</p> <p><b><u>Mitigation</u></b></p> <p>Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments. Sufficient offset required of pylons from new dwellings and private gardens.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability. high risk.</p> | +  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or 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 proposal is largely surrounded by countryside uses. Residential development would be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the medium term with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of/contribution towards new open space.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability. high risk.</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +  | 0 | 0   | +  | 0 | 0  |
|  |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>   |

| SA Objective  | P151 Profile Park, Junction Street, Nelson |  | P152 Land at Lenches Road/Knotts Lane, Colne |  |
|---|--|--|--|--|
|   | Score                                      | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| infrastructure with growth.   | +  | <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> | +  | <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL and as such has a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                    | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of undeveloped greenfield land (not known to be BMV) and as such have a minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>Permanent adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | --   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse which is culverted (unnamed).</p> <p>The proposal is likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p>  | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a water body (unnamed water body)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> |



| SA Objective   | P151 Profile Park, Junction Street, Nelson |  | P152 Land at Lenches Road/Knotts Lane, Colne |   |
|--|--|--|--|---|
|  | Score                                      | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
|  | -  | <p><b><u>Term</u></b><br/>Minor negative reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Limited viability (High)</p>   | -  | <p><b><u>Mitigation</u></b><br/>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Limited viability (medium to high).</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 2, and a high risk of flooding from surface water. As such the proposal has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Residential development in Flood zone should be avoided. New significant drainage and flood storage likely to be required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Limited viability is likely to make development undeliverable with likely drainage requirements.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P151 Profile Park, Junction Street, Nelson |  | P152 Land at Lenches Road/Knotts Lane, Colne |  |
|--|--|--|--|--|
|  | Score                                      | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P151 Profile Park, Junction Street, Nelson |   |  | P152 Land at Lenches Road/Knotts Lane, Colne |  |  |
|---|--|---|--|--|--|--|
|   | Score                                      | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                   |  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0                                      | <p><b>Likely Significant Effects</b></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>                                   |  | 0 - -  | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN). There is evidence that the site is of some value to protected species. The Site consists of improved and semi-improved grassland.</p> <p>The Site sits partially within the Green Infrastructure Network. The development of the Site is likely to erode the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have an adverse effect on this objective.</p> |  |
|   | 0  | <p><b>Term</b></p> <p>Neutral effect in the longer term with adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and scope for ecological benefits.</p> |  | -  | <p><b>Term</b></p> <p>A adverse effect reducing somewhat with adoption of mitigation measures (still adverse).</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and scope for ecological benefits.</p>   |  |

| SA Objective   | P151 Profile Park, Junction Street, Nelson |   | P152 Land at Lenches Road/Knotts Lane, Colne |   |
|--|--|---|--|---|
|  | Score                                      | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is situated on sloping ground and sits above a listed building to the north. The development of the site for a significant amount of housing has the potential to adversely affect the setting and significant of this listed asset.</p> <p><b><u>Term</u></b><br/>Likely adverse effects reducing somewhat with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective  | P151 Profile Park, Junction Street, Nelson |   | P152 Land at Lenches Road/Knotts Lane, Colne |   |
|---|--|---|--|---|
|   | Score                                      | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the built area and in use for employment and forms part of the Industrial urban character area. Neither the site nor its surrounds are of particular built quality and there are no designated sites (for their appearance) in vicinity of the Site. The Site does not therefore contribute to the local built character. The redevelopment of the site would give rise to an opportunity to enhance the built quality of the Site which could enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Footlands and Valley Landscape Character Area (Zone 6a). The Site contains a number of features which contribute strongly towards this LCA, with heightened importance given the areas visibility from Colne and the South Valley. The Site features steeply sided rural land which is heavily vegetated, and a varied field pattern. The area forms of buffer of undeveloped land between the post-industrial landscape of Colne to the north and rural upland to the south, providing a clear and obvious link within the fabric of the local landscape and providing greenery in the otherwise heavily urbanised skyline of Colne. Its loss to development would adversely affect (potentially significantly) the LCA in this part of Colne. The Site is isolated from the built up area with only a weak link to the existing settlement boundary. The Site forms an illogical extension to the settlement on its own, with undeveloped land to the north between the Site and the main part of Colne. The Site rises upwards from South Valley, and is clearly visible from within Colne in an area which at present is only lightly developed. The development of the site would have significant reducing to adverse effects for the setting of Colne.</p> <p><b><u>Term</u></b></p> <p>Initially significant adverse effects likely reducing in the long term</p> <p><b><u>Mitigation</u></b></p> <p>Sensitive siting and scaling of development. Boundary treatments and new planting. development of high quality buildings which reflect local materials and character.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P153 Dale Mill, Hallam Road, Nelson & P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield

| SA Objective  | P153 Dale Mill, Hallam Road, Nelson |   |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield  |  |   |
|---|-------------------------------------|---|---|---|--|---|
|   | Score                               | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 49 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (high risk).</p> |   | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 38 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (medium to high risk)</p> |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | -                                   | +   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The development site is in use for employment and will result in the loss of employment land if redeveloped for housing. This could be mitigated somewhat by the availability of the Site for employment alongside housing.</p> <p>The Site is located within 2,000m of the nearest major employment site (Hallam Road Business District).</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 neutral effect for this objective.</p> |  | 0 |

| SA Objective  | P153 Dale Mill, Hallam Road, Nelson |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |   |
|---|-------------------------------------|---|--|---|
|   | Score                               | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
|   | 0                                   | <u>Term</u><br>A neutral effect for the plan period.<br><u>Mitigation</u><br>Mixed use development of the Site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability. Functionality and desirability of area for commercial uses.<br>Medium-high risk.   | +  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +                                   | <b>Likely Significant Effects</b><br>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of a primary school and 2000m of a secondary school<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. | +  | <b>Likely Significant Effects</b><br>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of school provision.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor to significant positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |
|   | +                                   |   | +/++   |   |

| SA Objective   | P153 Dale Mill, Hallam Road, Nelson |   |   |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |   |   |   |
|--|-------------------------------------|---|---|---|--|---|---|---|
|  | Score                               |   |   | Commentary on effects of the policy   | Score  |   |   | Commentary on effects of the policy   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | +                                   | 0 | - | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to wider industrial premises located within the Hallam Road Industrial Estate which could have an adverse effect on health and wellbeing of future residents.<br>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered. | +  | - | 0 | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Sites used as informal open space. Whilst scope exists for new open space. This is unlikely to be of the quantity and type of the existing provision which covers the site. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential development and open land. Residential development would be compatible with these uses.<br>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered. |
|  |                                     |   |   | 0<br><u>Term</u><br>Likely neutral effects from the medium term with successful mitigation proposals.<br><u>Mitigation</u><br>Further assessment of impacts of industrial uses needed. Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers. New dwellings to be situated away from adjacent industrial uses. Boundary treatments.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability. high risk.   |  |   |   | 0<br><u>Term</u><br>Likely neutral effects from the medium term with mitigation measures.<br><u>Mitigation</u><br>Contributions may be required to services and facilities and open space.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability. high risk.  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +                                   | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.  | +  | 0 | 0 | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.  |
|  |                                     |   |   |   |  |   |   |   |



| SA Objective  | P153 Dale Mill, Hallam Road, Nelson |   |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |  |   |
|---|-------------------------------------|---|---|--|--|---|
|   | Score                               | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy  |   |
| infrastructure with growth.   | +                                   | <u><b>Term</b></u><br>A likely minor positive effect from the medium term with mitigation measures.<br><u><b>Mitigation</b></u><br>Investment in cycle storage and pedestrian and cycle links.<br><u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>Low viability and lack of financial scope for contributions (High Risk). |   | +  | <u><b>Term</b></u><br>A likely minor positive effect from the medium term with mitigation measures.<br><u><b>Mitigation</b></u><br>Investment in cycle storage and pedestrian and cycle links.<br><u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>Low viability and lack of financial scope for contributions (High Risk).          |   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++                                  | <u><b>Likely Significant Effects</b></u><br>The Site is comprised of PDL and as such has a significant positive effect for this objective.<br><u><b>Term</b></u><br>Permanent significant positive effect.<br><u><b>Mitigation</b></u><br>None.<br><u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>None.                   |   | -  | <u><b>Likely Significant Effects</b></u><br>The Site is comprised of undeveloped greenfield land (not known to be BMV) and as such have a minor adverse effect for this objective.<br><u><b>Term</b></u><br>Permanent adverse effect.<br><u><b>Mitigation</b></u><br>None.<br><u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>None. |   |
| 7. To conserve and enhance water quality and resources.                   | --                                  | -   | <u><b>Likely Significant Effects</b></u><br>The Site is located within 10m of a watercourse which is culverted (unnamed).<br>The proposal is likely to require the provision of new water management infrastructure.<br>Overall the site is considered to have a minor negative effect on this objective. | 0  | -  | <u><b>Likely Significant Effects</b></u><br>The Site is not located within 50m of a watercourse or water body<br>The Site is may to require the provision of new water management infrastructure given existing drainage problems in vicinity to the Site.<br>Overall the site is considered to have a minor negative effect on this objective.<br><u><b>Term</b></u><br>Minor negative effect reducing with mitigation measures. |

| SA Objective   | P153 Dale Mill, Hallam Road, Nelson |  | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |   |
|--|-------------------------------------|--|--|---|
|  | Score                               | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
|  | -                                   | <p><b><u>Term</u></b><br/>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Limited viability (High)</p>  | -  | <p><b><u>Mitigation</u></b><br/>Water management infrastructure to address poor drainage locally.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Limited viability (medium to high).</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is partially located in Flood Zone 2 and in an area of high risk of flooding from surface water. As such the proposal has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Residential development in Flood zone should be avoided. New significant drainage and flood storage likely to be required. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable on site storage capacity of flood water</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage. Limited viability is likely to make development undeliverable with likely drainage requirements.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P153 Dale Mill, Hallam Road, Nelson |  | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |  |
|--|-------------------------------------|--|--|--|
|  | Score                               | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0                                   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?                                   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P153 Dale Mill, Hallam Road, Nelson |  |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |  |   |
|---|-------------------------------------|--|---|--|--|---|
|   | Score                               | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy  |   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effect reducing over time with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and scope for ecological benefits.</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect in the longer term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and scope for ecological benefits.</p> |   |

| SA Objective   | P153 Dale Mill, Hallam Road, Nelson |   | P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield |   |
|--|-------------------------------------|---|--|---|
|  | Score                               | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is closely related to a listed building and its development for housing is likely to result in harm to this asset.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effect reducing somewhat with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes.                          | +                                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the built area and in use for employment. It forms part of the Industrial urban character area. Neither the site nor its surrounds are of particular built quality and there are no designated sites (for their appearance) in vicinity of the Site. The redevelopment of the site would give rise to an opportunity to enhance the built quality of the Site which could enhance the wider area. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area but does not reflect the features of this area or contribute towards its built quality. The Site is greenfield forming part of an area of undesignated open space which is considered to be important to settlement character as well as providing a locally important source of recreation. The Site forms a locally valued landscape and is highly visible from the wider area. The development of the site for housing will harm the setting of the settlement resulting in an irreversible loss of locally valued land resulting in an urbanising effect. The Site is considered to hold historic sensitivity. A group TPO sits along the northern boundary of the Site. Likely significant harm capable of reduction to harmful effects with mitigation.</p> <p><b><u>Term</u></b></p> <p>Adverse effects in the long term.</p> <p><b><u>Mitigation</u></b></p> <p>Sensitive siting and scaling of development. Boundary treatments and new planting. development of high quality buildings which reflect local materials and character. New quality and publically accessible open space.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P167 Land at Bright Street, Colne & P169 Former Reservoir, Park Hill, Barnoldswick

| SA Objective  | P167 Land at Bright Street, Colne |  |  | P169 Former Reservoir, Park Hill, Barnoldswick |  |   |
|---|-----------------------------------|--|--|--|--|---|
|   | Score                             |  | Commentary on effects of the policy  | Score  |  | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                 |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 10 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area with limited viability (high risk).</p>   | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 13 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |                                   |  | <p><b><u>Likely Significant Effects</u></b></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 (Colne 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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></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 (Barnoldswick 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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P167 Land at Bright Street, Colne |   |   | P169 Former Reservoir, Park Hill, Barnoldswick   |  |  |
|---|-----------------------------------|---|---|--|--|--|
|   | 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<br>The Site is located within 800m of a town centre (Colne)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of a primary school and 2000m of a secondary school<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |  |  |
|   | +                                 |   |   | ++/++  |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                                | - | 0 | Likely Significant Effects<br>The Site is located within 800m of a GP and open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The Site is surrounded by residential uses and was formally in residential use (cleared site)<br>On balance the proposal is considered to likely have a minor positive effect.<br><u>Term</u><br>Minor positive from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution towards open space facilities.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability. high risk.   |  |  |
|   | +                                 |   |   | +  |  |  |

| SA Objective   | P167 Land at Bright Street, Colne   |   |   | P169 Former Reservoir, Park Hill, Barnoldswick  |   |   |
|--|---|---|---|---|---|---|
|  | Score   |   |   | Score   |   |   |
|  | Commentary on effects of the policy   |   |   | 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 | 0 | +   | 0 | 0 |
|  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Road capacity problems exist locally however to be affected by the development of this site for housing considering its limited scale. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known road capacity problems within the area which are likely to be affected by the development of this site for housing. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and lack of financial scope for contributions (High Risk).</p> |   |   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ++  |   |   | ++  |   |   |
|  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL and as such has a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL and as such has a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |   |   |



| SA Objective   | P167 Land at Bright Street, Colne |   |   | P169 Former Reservoir, Park Hill, Barnoldswick |   |   |
|--|-----------------------------------|---|---|--|---|---|
|  | Score                             |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy   |
| 7. To conserve and enhance water quality and resources.  | 0                                 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                              | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
|  | 0                                 |   |   | 0  |   |   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0                                 |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | -  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and a low risk of flooding from surface water. There is however a high risk of flooding from groundwater sources. As such a minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient flood water capacity provided at site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P167 Land at Bright Street, Colne |  | P169 Former Reservoir, Park Hill, Barnoldswick |  |
|--|-----------------------------------|--|--|--|
|  | Score                             | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0                                 | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?                                 | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P167 Land at Bright Street, Colne |   | P169 Former Reservoir, Park Hill, Barnoldswick |   |
|---|-----------------------------------|---|--|---|
|   | Score                             | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                 | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | 0  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0                             | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect in the longer term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and scope for ecological benefits.</p> | 0 - +  | <p><b>Likely Significant Effects</b></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>The Site is covered by an ecological interest (LERN record).</p> <p>The Site is located within the Green Infrastructure network. Given the current condition and built features on the Site, the proposal for its redevelopment give rise to the potential to secure an enhancement of the local Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Initial adverse effects potentially turning to neutral with adoption of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability and scope for ecological benefits.</p> |
|   | 0                                 |   | 0  |   |

| SA Objective   | P167 Land at Bright Street, Colne |   | P169 Former Reservoir, Park Hill, Barnoldswick |  |
|--|-----------------------------------|---|--|--|
|  | Score                             | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes.                          | ++                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is a demolished renewal area which has not been redeveloped. The Site therefore detracts from the local environment reducing the attractiveness of the local area. Forming part of the Industrial Urban Character Area, the redevelopment provides a good opportunity to respond to the built qualities of this wider environment and to enhance the wider area.</p> <p><b><u>Term</u></b></p> <p>Permanent significant positive effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. Use of materials and design which is consistent with and builds from the existing urban environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is comprised of a former reservoir located to adjacent to the built up area and as such does not contribute to the qualities of this LCA. The Site is small in scale and well related to the existing settlement. The redevelopment of the Site will enhance the local environment, with the current site detracting from the local area.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. Use of materials and design which is consistent with and builds from the existing urban environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P170 Land off Clifford Street, Barnoldswick & P176 Land at the end of Southfield Street, Nelson

| SA Objective  | P170 Land off Clifford Street, Barnoldswick |   |   | P176 Land at the end of Southfield Street, Nelson |   |  |
|---|---|---|---|---|---|--|
|   | Score                                       |   | Commentary on effects of the policy   | Score   |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 12 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the short to medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 38 dwellings and as such is considered to have a minor positive effect.</p> <p><b>Term</b></p> <p>Minor positive effect in long term term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site is in an area with limited viability (high risk).</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0   | + | 0   | 0   | + | 0  |
|   | +   |   | <p><b>Likely Significant Effects</b></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 (Crow Nest 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | +   |   | <p><b>Likely Significant Effects</b></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 (Southfield Business District).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective  | P170 Land off Clifford Street, Barnoldswick |   |    | P176 Land at the end of Southfield Street, Nelson   |  |  |
|---|---|---|----|---|--|--|
|   | 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<br>The Site is located within 800m of a town centre (Barnoldswick)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of school provision.<br>The proposal is accessible to an excellent range of services and facilities and is considered to have a significant positive to minor positive effect on this objective.<br><u>Term</u><br>Significant positive to positive effects from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  |  |
|   | ++/+  |   |    | ++  |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++  | - | 0  | Likely Significant Effects<br>The Site is located within 800m of a GP and open space.<br>Little Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential development and open countryside. Residential development would be compatible with these uses.  |  |  |
|   | ++  |   |    | ++  |  |  |

| SA Objective   | P170 Land off Clifford Street, Barnoldswick |  | P176 Land at the end of Southfield Street, Nelson |  |
|--|---|--|---|--|
|  | Score                                       | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
|  | +   | <p>On balance the proposal is considered to likely have a minor positive effect.</p> <p><b>Term</b><br/>Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space facilities.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | 0   | <p>On balance the proposal is considered to likely have a neutral effect.</p> <p><b>Term</b><br/>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be requirement. Contribution towards open space facilities.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability.</p>   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | <p><b>Likely Significant Effects</b><br/>The Site is located within 400m of one or more transport services. Unclear how site will be accessed.<br/>The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><b>Term</b><br/>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. Solution required for access.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 400m of all transport services. Unclear how site will be accessed.<br/>The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><b>Term</b><br/>A likely minor negative effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. Solution required for access.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and lack of financial scope for contributions (High Risk).</p> |
|  | 0   |  | -   |  |

| SA Objective  | P170 Land off Clifford Street, Barnoldswick |   | P176 Land at the end of Southfield Street, Nelson |  |
|---|---|---|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of greenfield land, not known to be BMV. As a result a minor adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of greenfield land, not known to be BMV. As a result a minor adverse effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse (Walverden Water).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development sited away from the water course with water runoff into watercourse managed through onsite drainage.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |   | -   |  |



| SA Objective   | P170 Land off Clifford Street, Barnoldswick |   | P176 Land at the end of Southfield Street, Nelson |  |
|--|---|---|---|--|
|  | 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. | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The Site is subject to a high risk of flooding from surface water and ground water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effect reducing with the implementation of sufficient mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient floodwater storage provided on site to prevent an increase in flood risk elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is mostly located in Flood Zone 1 The Site is subject to a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effect reducing with the implementation of sufficient mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient floodwater storage provided on site to prevent an increase in flood risk elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P170 Land off Clifford Street, Barnoldswick |   |   | P176 Land at the end of Southfield Street, Nelson |   |   |
|---|---|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   | -   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0   | -   | - | 0   | -   | 0 |
|   |   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>The Site is covered by an ecological interest (LERN record). The Site is predominantly grassland with scattered scrub.</p>  |   |   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal not is located within 100m of a designated site.<br/>The site is covered by an ecological interest (LERN record). The Site is predominantly grassland.<br/>The Site is not located within the Green Infrastructure network.</p>  |   |

| SA Objective   | P170 Land off Clifford Street, Barnoldswick |   | P176 Land at the end of Southfield Street, Nelson |  |
|--|---|---|---|--|
|  | Score                                       | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | -   | <p>The Site is located within the Green Infrastructure network. Its development would result in a marginal loss to the Green Infrastructure Network adversely affecting this network.</p> <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Adverse effects with some reduction of impact with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | -   | <p>Overall the proposal is considered to have a likely an adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Adverse effects reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Low viability and scope for ecological benefits.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

| SA Objective  | P170 Land off Clifford Street, Barnoldswick |  | P176 Land at the end of Southfield Street, Nelson |   |
|---|---|--|---|---|
|   | Score                                       | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not feature any of the qualities of this LCA comprising of a flat area of public open space. The Site is of limited scale and visibility and relates well to the urban area. The development of a high quality scheme is this location could enhance the wider environment. Overall a neutral effect has been assessed.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. Sensitive boundary treatment, including the retention of TPOs</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is comprised of greenfield land adjacent to the built up area. The Site is however isolated from the road network and would require development of open space in order to be serviced. The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). At a site level, the site is considered to make some contribution towards this LCA being located on the edge of industrial uses providing part of the rural fringe of the town. The Site is located on the valley side and is quite sloping, and would represent a break from development which is largely in the valley floor. The development would be visible from Walverden Reservoir and PROW resulting in a change to the character and experience along these routes and views which is of an industrial landscape. Overall a minor adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect likely to remain with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. Use of materials and design which is consistent with the existing urban environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Limited viability. High risk.</p> |

## P184 Former Parkfield Works, Brunswick Street, Nelson & P188 Land off Mint Avenue, Barrowford

| SA Objective  | P184 Former Parkfield Works, Brunswick Street, Nelson |  |   | P188 Land off Mint Avenue, Barrowford |  |  |
|---|---|--|---|---------------------------------------|--|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 49 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability (High risk).</p>  | +                                     |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 50 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Availability is unclear. In multiple ownership.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |   |  | <p><b><u>Likely Significant Effects</u></b></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 (Southfield Business District).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |                                       |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P184 Former Parkfield Works, Brunswick Street, Nelson |   |  | P188 Land off Mint Avenue, Barrowford |   |   |
|---|---|---|--|---------------------------------------|---|---|
|   | Score   |   | Commentary on effects of the policy  | Score                                 |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | +  | ++                                    | - | +   |
|   | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of at least one key service and 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effects from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability reducing significantly scope for contributions. High Risk.</p> | + / ++                                |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Barrowford).</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to a decent range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant positive from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0  | ++                                    | 0 | ?   |
|   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Scope exists within the development to accommodate new open space.</p> <p>No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal site is surrounded by residential properties. The proposed use is consistent with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   |                                       |   | <p><b>Likely Significant Effects</b></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 proposal is located adjacent residential and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.</p> <p>On balance the proposal is considered to likely have a minor positive effect.</p>  |

| SA Objective   | P184 Former Parkfield Works, Brunswick Street, Nelson |   |   | P188 Land off Mint Avenue, Barrowford |  |   |
|--|---|---|---|---------------------------------------|--|---|
|  | Score   | Commentary on effects of the policy   |   | Score                                 | Commentary on effects of the policy  |   |
|  | +   | <p><b>Term</b></p> <p>Minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</p>   |   | +                                     | <p><b>Term</b></p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be requirement. Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 |
|  | +   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known road capacity issues in vicinity to the site. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards access. High risk.</p> |   | 0                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Local highway capacity problems the development of the Site may contribute to. Safe and sufficient access to the site is unclear, and access from Mint Avenue may be ransomed. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Further study of access required. Contributions towards capacity enhancement works in the local area may be needed. Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P184 Former Parkfield Works, Brunswick Street, Nelson |   | P188 Land off Mint Avenue, Barrowford |   |
|---|---|---|---------------------------------------|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL now overgrown. The proposal would therefore have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | +/-                                   | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised partially of greenfield and partially of brownfield land. The proposal therefore has a mixed effect on this objective.</p> <p><b>Term</b></p> <p>A permanent mixed effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |   | 0                                     |   |



| SA Objective   | P184 Former Parkfield Works, Brunswick Street, Nelson |   | P188 Land off Mint Avenue, Barrowford |   |
|--|---|---|---------------------------------------|---|
|  | 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. | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water and ground water.</p> <p><b><u>Term</u></b><br/>Adverse effects reducing somewhat in the medium term with adoption of sufficient mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient flood storage capacity provided to ensure no increased flood risk elsewhere as a result of development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0                                     | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0                                     | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P184 Former Parkfield Works, Brunswick Street, Nelson |   | P188 Land off Mint Avenue, Barrowford |   |
|---|---|---|---------------------------------------|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                     | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0                                     | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>Part of the Site is covered by an area of ecological interest (LERN record)<br/>The Site is not located within the Green Infrastructure network.</p>  | 0 - 0                                 | <p><b><u>Likely Significant Effects</u></b><br/>The proposal not is located within 100m of a designated site.<br/>The Site is covered by an area of ecological interest (LERN record).<br/>The Site is not located within the Green Infrastructure network.<br/>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p>   |

| SA Objective   | P184 Former Parkfield Works, Brunswick Street, Nelson |  | P188 Land off Mint Avenue, Barrowford |  |
|--|---|--|---------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                                 | Commentary on effects of the policy  |
| to the green infrastructure network.   | -   | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> | -                                     | <p><b>Term</b><br/>Minor adverse effect reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | -                                     | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent but outside of the Barrowford Conservation Area and likely to form part of its setting. The Site is also in close proximity to a cluster of listed buildings located along Gisburn Road. The Site itself is separated from these by existing Trees and vegetation (a TPO) which could help minimise any adverse effects. Overall a minor adverse effect is assessed given that potential impact a major development could have in this area.</p> <p><b>Term</b><br/>Minor adverse effect reducing in the medium to long term with mitigation.</p> <p><b>Mitigation</b><br/>Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P184 Former Parkfield Works, Brunswick Street, Nelson |   | P188 Land off Mint Avenue, Barrowford |  |
|---|---|---|---------------------------------------|--|
|   | Score   | Commentary on effects of the policy   | Score                                 | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Industrial Urban Character Area. The Site is overgrown with some hard standing. Whilst providing a break from urban development, the condition of the Site and lack of public access detracts from the wider urban environment. Its redevelopment gives rise to the opportunity for this to be addressed and to enhance the wider area and street scene.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Secure by design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Limited viability to secure a well design scheme. High risk.</p> | 0                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is part development and contained entirely on each side by development within Barrowford. It is not considered that the Site contributes to this LCA. The Site is likely in part to have some historic sensitivities which will need to be assessed and understood further, and suitably addressed. The wider site is overgrown with existing development which detracts from the wider area due to its current condition. The Site forms a logical infill site. It could also provide for an enhanced urban environment forming a buffer between existing dwellings and the commercial site to be retained to the east. Overall a neutral effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Neutral effect from the medium to long term with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Development near to the conservation area and listed buildings minimised. Boundary treatments and offset development in the south east to reduce interaction to the conservation area and listed building. High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P191 Former School and Presbytery, Richard Street, Brierfield & P205 Land off School Fields, Earby

| SA Objective  | P191 Former School and Presbytery, Richard Street, Brierfield |   |   | P205 Land off School Fields, Earby  |  |  |
|---|---|---|---|---|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 17 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the medium to long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Availability for housing unclear. Site is in an area of low viability (High risk).</p>   |  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0   | 0 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect for the plan period.</p>                                       |  |  |
|   | 0   | + | 0 | <p><b>Likely Significant Effects</b></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 (West Craven Business Park).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |  |  |

| SA Objective  | P191 Former School and Presbytery, Richard Street, Brierfield |   |  | P205 Land off School Fields, Earby |   |  |
|---|---|---|--|------------------------------------|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score                              | Commentary on effects of the policy   |  |
|   | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +                                  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - ++   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Brierfield)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of school provision.<br>The proposal is accessible to an excellent range of services and facilities and is considered to have a significant positive to minor positive effect on this objective.<br><u>Term</u><br>Significant to minor positive effects from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Low viability reducing significantly scope for contributions. High Risk. |  | ++ - 0                             | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby).<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ - ?  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal site is surrounded by residential properties to the south and east, with commercial uses to the north and west. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.  |  | + - ?                              | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent residential and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary.<br>On balance the proposal is considered to likely have a neutral effect.  |  |

| SA Objective   | P191 Former School and Presbytery, Richard Street, Brierfield |                                     |   | P205 Land off School Fields, Earby |                                     |   |
|--|---|-------------------------------------|---|------------------------------------|-------------------------------------|---|
|  | Score   | Commentary on effects of the policy |   | Score                              | Commentary on effects of the policy |   |
|  | +   |                                     |   | 0                                  |                                     |   |
|  |   |                                     |   |                                    |                                     |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | 0                                   | 0 | +                                  | 0                                   | 0 |
|  | +   |                                     |   | +                                  |                                     |   |

| SA Objective  | P191 Former School and Presbytery, Richard Street, Brierfield |  | P205 Land off School Fields, Earby |  |
|---|---|--|------------------------------------|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL now overgrown. The proposal would therefore have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -                                  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of greenfield but not known to be BMV. The proposal would therefore have a minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>A permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | -- 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 10m of a watercourse (unnamed)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development should be directed away from the watercourse which flows to the north of the Site. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p> | - 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse (Earby Brook).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development should be directed away from the watercourse which flows to the north of the Site. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The Site is of limited scale to deal with drainage issues.</p> |



| SA Objective   | P191 Former School and Presbytery, Richard Street, Brierfield |   | P205 Land off School Fields, Earby |   |
|--|---|---|------------------------------------|---|
|  | 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. | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is partially located in Flood Zone 2/3 and suffers from a high risk of flooding from surface water and ground water. As such the proposal has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>A minor adverse effect with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development should be directed away from the watercourse which flows to the north of the Site. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk. Sufficient storage provided on site to prevent increased flood risk elsewhere as a result of development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p> | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P191 Former School and Presbytery, Richard Street, Brierfield |   | P205 Land off School Fields, Earby |   |
|---|---|---|------------------------------------|---|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site is not located within the Green Infrastructure network.</p>  | 0 - 0                              | <p><b><u>Likely Significant Effects</u></b><br/>The proposal not is located within 100m of a designated site.<br/>Site is covered by an area of ecological interest (LERN record). The Site consists of Improved Grassland.<br/>The Site is not located within the Green Infrastructure network.</p>  |

| SA Objective   | P191 Former School and Presbytery, Richard Street, Brierfield |  | P205 Land off School Fields, Earby |  |
|--|---|--|------------------------------------|--|
|  | Score   | Commentary on effects of the policy  | Score                              | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect in the medium to long term with adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> | -                                  | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Adverse effect reducing with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | 0                                  | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to the Earby Conservation Area. The development the site will have a bearing on the built character of the area with an open and undeveloped site lost. The development may enhance the setting of the Conservation Area by removing the visual interaction between buildings/places within the Conservation Area and industrial land located adjacent to the east. Overall a neutral effect is assessed provided that mitigation measures are implemented to be agreed with the Council.</p> <p><b>Term</b><br/>Neutral effect with mitigation.</p> <p><b>Mitigation</b><br/>High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P191 Former School and Presbytery, Richard Street, Brierfield |   | P205 Land off School Fields, Earby |  |
|---|---|---|------------------------------------|--|
|   | Score   | Commentary on effects of the policy   | Score                              | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The forms part of the Industrial Urban Character area. The Site is overgrown. Whilst providing a break from urban development, the condition of the Site and lack of public access detracts from the wider urban environment. Its redevelopment gives rise to the opportunity for this to be addressed and to enhance the wider area and street scene.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. New public open space. Secure by design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Limited viability to secure a well design scheme. High risk.</p> | 0                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site contains none of the features which contribute to this LCA. The Site is contained on all sides by existing development, and is not visible from a wider area. The Site forms a logical location for infill provided that affects on the historic environment, flood risk, and potential harm caused to amenity of future occupiers from industrial uses is addressed. Overall a neutral effect is assessed provided that mitigation measures are implemented to be agreed with the Council.</p> <p><b><u>Term</u></b></p> <p>Neutral effect with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P209 Former Joinery Works, Manchester Road, Nelson & P210 Land adjacent to Glanravon, Churchill Way, Nelson

| SA Objective  | P209 Former Joinery Work, Manchester Road, Nelson |  |  | P210 Land adjacent to Glanravon, Churchill Way, Nelson |  |  |
|---|---|--|--|--|--|--|
|   | Score   |  | Commentary on effects of the policy  | Score  |  | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 47 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability (High risk).</p>  | +  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 17 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability (High risk).</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |   |  | <p><b><u>Likely Significant Effects</u></b></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 (Lomeshaye).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></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 (Lomeshaye).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P209 Former Joinery Work, Manchester Road, Nelson |     |   | P210 Land adjacent to Glanravan, Churchill Way, Nelson |     |   |
|---|---|-----|---|--|-----|---|
|   | Score   |     | Commentary on effects of the policy   | Score  |     | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | - 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a local centre (Brierfield)<br/>No service provision is proposed on site. The development will result in increased pressure on services.<br/>The Site is located within 2000m of a primary school<br/>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b><u>Term</u></b><br/>minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Low viability reducing significantly scope for contributions. High Risk.</p> | ++   | - 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a local centre (Brierfield)<br/>No service provision is proposed on site. The development will result in increased pressure on services.<br/>The Site is located within 2000m of a primary school<br/>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b><u>Term</u></b><br/>minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Low viability reducing significantly scope for contributions. High Risk.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.<br/>Scope exists within the development to accommodate new open space.<br/>No health facilities are proposed and the development would increase pressure on existing facilities.<br/>The proposal is located adjacent to the Esso Petro Station, some residential properties and the Leeds Liverpool Canal. Further study will be necessary to understand the potential effects of the Petrol Station on the proposed residential use of the Site.</p>  | +  | - ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.<br/>Limited scope exists within the development to accommodate new open space.<br/>No health facilities are proposed and the development would increase pressure on existing facilities.<br/>The proposal is located adjacent to the Esso Petro Station, some residential properties and the Leeds Liverpool Canal. Further study will be necessary to understand the potential effects of the Petrol Station on the proposed residential use of the Site.</p>  |

| SA Objective   | P209 Former Joinery Work, Manchester Road, Nelson |  |   | P210 Land adjacent to Glanravon, Churchill Way, Nelson  |  |   |   |   |
|--|---|--|---|---|--|---|---|---|
|  | Score   | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy  |   |   |   |
|  | +   | On balance the proposal is considered to likely have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Further study of impact of Petrol station on proposed use required. Design responses including siting, scale, orientation, and materials made be required. Contribution towards open space facilities.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Limited viability to support any contribution towards recreation or health needs. High risk. |   | 0   | On balance the proposal is considered to likely have a neutral effect on this objective.<br><u>Term</u><br>Neutral effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Further study of impact of Petrol station on proposed use required. Design responses including siting, scale, orientation, and materials made be required. Contribution towards open space facilities.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Limited viability to support any contribution towards recreation or health needs. High risk. |   |   |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | 0  | 0 | Likely Significant Effects<br>The Site is located within 400m of one or more transport services.<br>There are moderate congestion issues locally during peak hours, however the development of the Site would have a limited effect on this owing to its limited scale.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Limited viability to support any contribution towards access. High risk. | +  | 0 | 0 | Likely Significant Effects<br>The Site is located within 400m of one or more transport services.<br>There are moderate congestion issues locally during peak hours, however the development of the Site would have a limited effect on this owing to its limited scale.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Limited viability to support any contribution towards access. High risk. |
|  |   | +  |   |   | +  |   |   |   |

| SA Objective  | P209 Former Joinery Work, Manchester Road, Nelson |   | P210 Land adjacent to Glanravan, Churchill Way, Nelson |   |
|---|---|---|--|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of PDL now overgrown. The proposal would therefore have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -/+  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised partially or greenfield and partially of brownfield land but not known to be BMV. The proposal would therefore have a mixed effect for this objective.</p> <p><b>Term</b></p> <p>A mixed effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse (Leeds Liverpool Canal)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development should be directed away from the watercourse. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The site is in a low viability area (high risk).</p> | -- 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse (Edge End Brook) which flows through the Site (culverted).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development should be directed away from the watercourse which flows to the north of the Site. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p> |



| SA Objective   | P209 Former Joinery Work, Manchester Road, Nelson |   | P210 Land adjacent to Glanravon, Churchill Way, Nelson |  |
|--|---|---|--|--|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 2 and as such has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development should be directed away from the watercourse. Surface water drainage should be dealt with on site and controlled in discharging into the watercourse to prevent increases in flood risk. SuDs infrastructure should be provided to ensure that there is no increased risk of flooding accounting for climate change.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P209 Former Joinery Work, Manchester Road, Nelson |   |  | P210 Land adjacent to Glanravon, Churchill Way, Nelson |   |  |
|---|---|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - - 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site. Part of the Site is covered by an area of ecological interest (LERN record)<br/>The Site is not located within the Green Infrastructure network.</p>  |  | - - 0  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site. The Site is covered by an area of ecological interest (LERN record)<br/>The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p>  |  |

| SA Objective   | P209 Former Joinery Work, Manchester Road, Nelson |   | P210 Land adjacent to Glanravon, Churchill Way, Nelson |   |
|--|---|---|--|---|
|  | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| to the green infrastructure network.   | -   | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p>   | -  | <p><b>Term</b><br/>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | +   | <p><b>Likely Significant Effects</b><br/>The Site is located in close proximity to the Whitefield Conservation Area. The Site is in its current form is overgrown and detracts from the wider area. The redevelopment of the Site for a high quality development could enhance the area and contribute towards the qualities of the Conservation Area.</p> <p><b>Term</b><br/>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>Limited viability to secure a well design scheme. High risk.</p> | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P209 Former Joinery Work, Manchester Road, Nelson |  | P210 Land adjacent to Glanravan, Churchill Way, Nelson |  |
|---|---|--|--|--|
|   | Score   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area and is previously developed and located in close proximity to the Whitefield Conservation Area. The Site is in its current form is overgrown and detracts from the wider area. The redevelopment of the Site for a high quality development could enhance the area and contribute towards the qualities of the Conservation Area. It will also benefit the users of the Leeds Liverpool Canal with the site visible from the canal to the rear.</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effects from the medium term with adoption of mitigation measure.</p> <p><b><u>Mitigation</u></b></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Limited viability to secure a well design scheme. High risk.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area however contains none of the features which contributes towards this LCA. The Site frontage along Manchester Road provides a greening of the urban environment contributing to the sense of departure from Brierfield and arrival in Nelson. The Site is also visible to users of the Leeds Liverpool Canal to the rear, with existing vegetation on site likely used by local wildlife. The development of the site from a largely nature condition will adversely affect the aspect from Manchester Road and the Leeds Liverpool Canal. A TPO sitting at the heart of the Site significantly reduces its developable area.</p> <p><b><u>Term</u></b></p> <p>Adverse effects from commencement of development.</p> <p><b><u>Mitigation</u></b></p> <p>Existing frontage onto Manchester Road should be retained as far as possible. Existing aspect onto Leeds Liverpool Canal should be retained and enhanced. Existing TPO should be retained with suitable off-set.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P211 Land off Fry Street, Nelson & P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield

| SA Objective  | P211 Land off Fry Street, Nelson |  |   | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |  |   |
|---|----------------------------------|--|---|---|--|---|
|   | Score                            | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy  |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability (High risk).</p>  |   | ++  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 436 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0   | 0  | 0 |
|   |                                  | +  |   | 0   |  |   |
|   |                                  | <p><b><u>Likely Significant Effects</u></b></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 (Hallam Road Business District).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |

| SA Objective  | P211 Land off Fry Street, Nelson |   |  | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |   |  |
|---|----------------------------------|---|--|---|---|--|
|   | Score                            |   | Commentary on effects of the policy  | Score   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++                               | - | ++   | +   | - | +  |
|   | ++/+                             |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a Town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of school provision.</p> <p>The proposal is accessible to an excellent range of services and facilities and is considered to have a significant positive to minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Significant positive to minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Low viability reducing significantly scope for contributions. High Risk.</p> | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service.</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to a decent range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions likely to be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++                               | 0 | 0  | +   | - | 0  |
|   |                                  |   | <p><b>Likely Significant Effects</b></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 proposal is located adjacent to residential dwellings, a church and a cemetery. The proposal is considered to be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>The Site is well used locally as an informal source of open space. Whilst scope exists within the development to accommodate new open space the provision provided would be less and in an entirely different condition to that currently present. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal is located adjacent to existing residential uses, agricultural uses and a golf course. The proposal is considered to be compatible with these uses.</p>   |

| SA Objective   | P211 Land off Fry Street, Nelson |  |   | P225 Little Tom’s Farm (Land off Bowland View), Little Tom’s Lane, Brierfield   |   |   |  |  |
|--|----------------------------------|--|---|---|---|---|--|--|
|  | Score                            | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy   |   |  |  |
|  | +                                | <p><b>Term</b></p> <p>Minor positive from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</p> |   | 0   | <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the local area. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> |   |   |  |  |
|  | +                                | <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards access. High risk.</p>   |   | +   | ?   | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the area. The proposal is significant in scale and the potential effects of the proposal on the highway network will need to be assessed and addressed. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Proposal impact on the highway network needs to be assessed with sufficient mitigation provided if needed.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective  | P211 Land off Fry Street, Nelson |   | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |   |
|---|----------------------------------|---|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>A permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The Site is significant in scale occupying a large area of greenfield land. Effects on drainage will need to be assessed and understood with suitable mitigation measures put in place where necessary.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><b>Term</b></p> <p>A potential permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>Drainage to be assessed and understood.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0                                |   | ?   |   |



| SA Objective   | P211 Land off Fry Street, Nelson |   | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |   |
|--|----------------------------------|---|---|---|
|  | 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. | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P211 Land off Fry Street, Nelson |   | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |   |
|---|----------------------------------|---|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                                | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - 0                            | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an ecological interest (LERN record)</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p>   | ? - 0   | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site. The Site is within 7km of the South Pennine Moors SSSI/SPA and given the significant scale of the proposal assessment is required on how the proposed development and loss of informal open space at the Site will affect recreational pressure at the SSSI/SPA.</p>  |

| SA Objective   | P211 Land off Fry Street, Nelson |   | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |  |
|--|----------------------------------|---|---|--|
|  | Score                            | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | -                                | <p><b>Term</b><br/>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p> | -/?   | <p>The Site is covered by an ecological interest (LERN record). The Site is predominantly improved grassland, and semi improved acid grassland. The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have at least a minor adverse effect on this objective.</p> <p><b>Term</b><br/>At least a minor adverse effect somewhat reduced by mitigation measures. Further study needed.</p> <p><b>Mitigation</b><br/>Assessment of site for ecological value needed. Also to be understood is how the loss of informal open space would pressurise the South Pennines SSSI/SPA. 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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P211 Land off Fry Street, Nelson |  | P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield |   |
|---|----------------------------------|--|---|---|
|   | Score                            | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area however contains none of the features which contributes towards this LCA. Whilst previously undeveloped, the Site forms a well contained and logical location for development. The Site is unlikely to adversely or positively affect the local landscape or townscape given its contained nature and limited visibility from public views. Existing TPO along the eastern boundary of the Site adjacent to the cemetery should be retained. Boundary treatment works to ensure prevent/minimise the potential for adverse effects on amenity and health and wellbeing of neighbours.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Retention and offset of TPO. Boundary treatment works.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a), and at a local level contributes significantly to this LCA. The Site contains many of the features of this LCA, such as a wider open landscape, dry-stone walls, trees and vegetation, and occupies a sloping hill which is highly visible to the south. The Site forms a significant area of open land which is used for informal recreation. The Site is forms a locally valued area, and has previously been dismissed at appeal for its landscape effects. Developing the entirety of the Site for over 400 dwellings would represent a large highly visible extension to the urban area, dramatically altering the character of the site causing significant harm to local landscape character. The effects could be reduced if the development was reduced in scale and kept close to the existing built form.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects reducing somewhat in the longer term should the Site be developed at a significant reduced scale.</p> <p><b><u>Mitigation</u></b></p> <p>Smaller development confined to close to the built up area in the southern part of the Site which is lower and less visible. Boundary treatment works. Open Space and enhanced routes to remaining open space to the north and east.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P228 Land off Old Lane, Earby & P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield

| SA Objective  | P228 Land off Old Lane, Earby |   |  | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |  |  |
|---|-------------------------------|---|--|--|--|--|
|   | Score                         | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                             | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 69 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 80 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site is in an area of low viability (High risk).</p>  |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | -- + 0                        | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is in use for employment and would result in the loss of over 2ha of employment land if developed for housing.</p> <p>The Site is located within 2,000m of the nearest major employment site (West Craven Business Park).</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 adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor adverse effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | 0 + 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site (Nelson).</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><b><u>Term</u></b></p> <p>A minor positive for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |

| SA Objective  | P228 Land off Old Lane, Earby |   |  | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |   |  |
|---|-------------------------------|---|--|--|---|--|
|   | Score                         | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0                        | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Earby)<br/>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 2000m of a primary school<br/>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  | + - ++   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a some key services and facilities or 2000m of a town centre (Nelson)<br/>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of school provision.<br/>The proposal is accessible to a good range of services and facilities and is considered to have a minor to significant positive effect on this objective.</p> <p><b>Term</b><br/>Minor to significant positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability reducing significantly scope for contributions. High Risk.</p> |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ 0 -                        | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space.<br/>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 proposal is located adjacent to residential dwellings, industrial buildings and the Earby WWTW. The ongoing use of industrial buildings and operation of the Earby WWTW is likely to have an adverse effect</p>   |  | + - 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>The Site is well used locally as an informal source of open space. Whilst scope exists within the development to accommodate new open space the provision provided would be less and in an entirely different condition to that currently present. No health facilities are proposed and the development would increase pressure on existing facilities.</p>   |  |

| SA Objective   | P228 Land off Old Lane, Earby |   |   | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |  |   |
|--|-------------------------------|---|---|--|--|---|
|  | Score                         | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy  |   |
|  | +                             | <p>on future occupiers of the Site. At least part of the Site is unlikely to be suitable for the development of residential development.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective provided mitigation is implemented.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities. Impacts of industrial operations and WWTW on site and future occupiers to be assessed and addressed. Development should take place in the south of the Site to avoid being in close proximity to the WWTW.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   | 0  | <p>The proposal is located adjacent to existing residential uses and remaining informal open space. The proposal is considered to be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective with mitigation.</p> <p><b>Term</b></p> <p>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the local area. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                       |   | +  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the local area. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Limited viability to support any contribution towards access. High risk.</p> |   |

| SA Objective  | P228 Land off Old Lane, Earby |   | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |  |
|---|-------------------------------|---|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised of brownfield land. The proposal has a significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Permanent significant positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | -- -                          | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 10m of a watercourse (Earby Beck). The Site is located adjacent to the watercourse and is likely to require the provision of new water management infrastructure. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the watercourse, with drainage into the watercourse managed to minimise the risk of flooding. Investment in watercourse infrastructure and flood defences likely to be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0 -  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse. The Site is sits part of a wider area known to have drainage problems. Developing the Site may contribute to these drainage problems resulting in adverse effects for properties in the locality. The effect of developing the Site on wider drainage will need to be assessed. A likely adversely affect is assessed. Overall the site is considered to have a potential adverse effect on this objective.</p> <p><b>Term</b></p> <p>A potential minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Drainage to be assessed and understood.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |



| SA Objective   | P228 Land off Old Lane, Earby |   | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |   |
|--|-------------------------------|---|--|---|
|  | 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. | --                            | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located entirely in Flood Zone 3 and as such is not considered suitable for residential development.</p> <p><b><u>Term</u></b><br/>Permanent significant adverse effects if developed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0                             | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P228 Land off Old Lane, Earby |   |  | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |   |  |
|---|-------------------------------|---|--|--|---|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0                             | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 ? 0                         | <p><b>Likely Significant Effects</b></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>  |  | 0 ? 0  | <p><b>Likely Significant Effects</b></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 and this will need further study. The Site is predominantly improved grassland with some marshy grassland.</p> <p>The Site is not located within the Green Infrastructure network.</p>  |  |

| SA Objective   | P228 Land off Old Lane, Earby |   | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |   |
|--|-------------------------------|---|--|---|
|  | Score                         | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0                             | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect in the medium to long term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Low viability and scope for ecological benefits.</p>  | ?  | <p>Overall the proposal is considered to have an uncertain effect on this objective.</p> <p><b>Term</b><br/>Uncertain effect dependent on the outcome of site specific evidence.</p> <p><b>Mitigation</b><br/>Assessment of site for ecological value needed. Also to be understood is how the loss of informal open space would pressurise the South Pennines SSSI/SPA. 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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>           |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | +                             | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to the Earby Conservation Area. The current forms of the Site is likely to adverse effect the setting on the Conservation Area in this area. The Site's redevelopment could enhance this aspect removing large functional industrial type buildings from the setting of the Conservation Area. A minor positive effect is therefore assessed for this objective.</p> <p><b>Term</b><br/>A likely positive effect with mitigation.</p> <p><b>Mitigation</b><br/>High quality buildings and design using local materials which reflects and respects the conservation area. Affects to be assessed through the planning application.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p><b>Likely Significant Effects</b><br/>The Site is closely related to a listed building and its development for housing is likely to result in harm to this asset.</p> <p><b>Term</b><br/>Likely adverse effect reducing somewhat with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P228 Land off Old Lane, Earby |  | P230 Land at Clay Farm (Site B), Edge End Avenue, Brierfield |   |
|---|-------------------------------|--|--|---|
|   | Score                         | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | +                             | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). It is not considered to contribute to the qualities of the LCA given its current developed form. The Site is located adjacent to the Earby Conservation Area. The current forms of the Site is likely to adverse effect the setting on the Conservation Area in this area. The Site's redevelopment could enhance this aspect removing large functional industrial type buildings from the setting of the Conservation Area. The Site is located on the edge of Earby and visible from the north. Similarly the redevelopment of the site gives rise to reduce this visibility and enhance its effect on the wider open countryside.</p> <p><b><u>Term</u></b></p> <p>A likely positive effect with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area. Boundary treatment works to reduce effects of site and its wider visibility on the wider open countryside Affects to be assessed through the planning application.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The Site does not function towards this character area forming part of a wider undeveloped area within the settlement boundary. The Site is considered to be important to settlement character as well as providing a locally important source of recreation. The Site forms a locally valued landscape and is highly visible from the wider area. The development of the site for housing will harm the setting of the settlement resulting in an irreversible loss of locally valued land resulting in an urbanising effect. The Site is considered to hold historic sensitivity. Overall the development of the Site is likely to have an adverse near significant adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effect reducing somewhat with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Sensitive siting and scaling of development with development directed to lower parts of the Site in areas well related to existing dwellings. Boundary treatments and new planting. development of high quality buildings which reflect local materials and character. New quality and publically accessible open space.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low viability and financial capacity for high quality materials. High risk.</p> |

## P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick & P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne

| SA Objective  | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |   |
|---|---|---|---|---|---|---|
|   | Score   | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 39 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 93 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium to long term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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   | +   | 0 |
|   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is in use for employment and would result in the loss over 1ha of employment land if developed for housing. The Site is available for employment as well and the Site could accommodate both uses as a mixed use development.</p> <p>The Site is located within 2,000m of the nearest major employment site (Barnoldswick 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 neutral effect for this objective.</p> |   |   | <p><b><u>Likely Significant Effects</u></b></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 (North Valley).</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><b><u>Term</u></b></p> <p>A minor positive for the plan period.</p> |   |

| SA Objective  | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |  |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |   |
|---|---|--|---|---|---|---|
|   | Score   | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy   |   |
|   | 0   | <u>Term</u><br>A neutral effect for the plan period.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | -  | 0 | +   | -   | + |
|   | 0   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more key services and 2000m of a town centre (Barnoldswick)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school<br>The proposal is accessible to a good range of services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects from the medium term with the adoption of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a some key services and/or facilities or 2000m of a town centre (Colne)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of a primary school and 2000m of a secondary school.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the adoption of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |

| SA Objective   | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |  |
|--|---|---|---|---|---|--|
|  | Score   |   | Commentary on effects of the policy   | Score   |   | Commentary on effects of the policy  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | 0   | - | 0   | +   | 0 | 0  |
|  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 2000m of a GP or open space.</p> <p>Little 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 proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.</p> <p>On balance the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities. Development alongside P057 would enable open space provision on site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium term from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contribution towards open space facilities.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +   | - | 0   | -   | ? | 0  |
|  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues. Site inaccessible without P057.</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 neutral effect for this objective.</p> <p><b>Term</b></p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located in excess of 400m of all transport services (Existing service on Barrowford Road is infrequent)</p> <p>There are known highway capacity issues in the local area. The development is of the scale where an adverse effect may be recorded. This would need to be assessed.</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 adverse effect for this objective.</p>   |

| SA Objective  | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |
|---|---|---|---|---|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| infrastructure with growth.   | 0   | <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u><br/>Investment in cycle storage and pedestrian and cycle links may be required. Development of P057 first.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p>                         | -   | <p><u>Term</u><br/>A likely minor adverse effect reducing from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of development impact on local highway network required.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils. | ++  | <p><u>Likely Significant Effects</u><br/>The Site is comprised of brownfield land. The proposal has a significant positive effect on this objective.</p> <p><u>Term</u><br/>Permanent significant positive effect.</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> | -   | <p><u>Likely Significant Effects</u><br/>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><br/>Permanent minor adverse effect.</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0   | 0   | 0   |
|   |   | <p><u>Likely Significant Effects</u><br/>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><br/>Permanent neutral effect.</p>    |   | <p><u>Likely Significant Effects</u><br/>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><br/>Permanent neutral effect.</p>  |



| SA Objective   | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |  | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |
|--|---|--|---|---|
|  | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
|  | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 however the Site has a very high risk of flooding from ground water. A minor adverse effect is assessed for this objective.<br><u>Term</u><br>Minor adverse effects reducing where mitigation measures are implemented effectively.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. | 0   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects with the application of mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. |
| 9. To improve air quality.   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  |

| SA Objective  | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   |  | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |  |
|---|---|---|--|---|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy   |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site is not located within the Green Infrastructure network.</p>  |  | - - +   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a local designated site.<br/>The Site is covered by an ecological interest (LERN record). The Site consists primarily of improved grassland.<br/>The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p>  |  |

| SA Objective   | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |
|--|---|---|---|---|
|  | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with successful implementation on mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | -   | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse effect reducing with mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -   | <p><b>Likely Significant Effects</b><br/>The proposal could potentially have an adverse effect on the setting of the Calf Hall and Gillians Conservation Area, which lies less than 200m to the south of the site, with uninterrupted views between the two locations.</p> <p><b>Term</b><br/>Likely adverse effects potentially reducing in the longer term with the application of mitigation measures.</p> <p><b>Mitigation</b><br/>High quality design. Sensitive siting, layout, scale, appearance and materials to conservation area. Protection of any existing key viewpoints. Adoption of suitable boundary treatments.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P232 Land to the rear of Fernbank Mill, Fernbank Avenue, Barnoldswick |   | P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne |   |
|---|---|---|---|---|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). Whilst, the elevated position of the Site may enable visual connection to land in the Drumlin Field, the PDL nature of the Site means it does not contribute towards the LCA. The Site is formed of brownfield land isolated for the built up area of Barnoldswick. The Site is not recognised for its landscape or townscape quality. The Site protrudes outwards from the built up area and highly visible from the west. The Site however in its current form is low in quality and as such its redevelopment could enhance this environment if development sensitively. Overall a minor adverse effect is assessed, reducing to neutral/positive if developed alongside P057.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect reducing to towards neutral in the longer term with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Development alongside P057</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site is not considered to contain the features which contribute towards this LCA. Whilst the Site is relatively well related to the built form of Colne and its development would not adversely affect the historic environment, the Site is designated as Green Belt, and has been found, by the Green Belt Assessment, to fulfil an important role in purposes of the Green Belt. In particular the Site plays a significant role in preventing urban sprawl and safeguarding against the coalescence of Colne with Barrowford. No Very Special Circumstances exist to justify the development of the Site in conflict with national planning policy for Green Belt. A significant adverse effect is therefore identified.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P238 Gib Hill (Site B), Bott House Lane, Colne & P240 Land at Brogden Lane, Barnoldswick

| SA Objective  | P238 Gib Hill (Site B) Bott House Lane, Colne |   |  | P240 Land at Brogden Lane, Barnoldswick |   |  |
|---|---|---|--|---|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score                                   | Commentary on effects of the policy   |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++  | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 216 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Significant positive effect in the medium term</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  | +                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 24 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is located within 2,000m of the nearest major employment site (White Walls Industrial Estate).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor positive for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  | 0 + 0                                   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is located within 2,000m of the nearest major employment site (Barnoldswick Town Centre)).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor positive for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  |

| SA Objective  | P238 Gib Hill (Site B) Bott House Lane, Colne |   |   |   | P240 Land at Brogden Lane, Barnoldswick |   |   |   |
|---|---|---|---|---|---|---|---|---|
|   | Score   |   |   | Commentary on effects of the policy   | Score                                   |   |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | + | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key services and 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of school provision</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant positive effects from the medium term with the application of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | +                                       | - | + | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a some key services and/or facilities or 2000m of a town centre (Colne)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effects from the medium term with the application of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | + / ++  |   |   |   | +                                       |   |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | - | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>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.</p> <p>The proposal is located adjacent to residential dwellings, school land, a golf course and open countryside. Pylons extend through the site and</p>   | +                                       | 0 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>  |

| SA Objective   | P238 Gib Hill (Site B) Bott House Lane, Colne |  |  | P240 Land at Brogden Lane, Barnoldswick |  |  |
|--|---|--|--|---|--|--|
|  | Score   | Commentary on effects of the policy  |  | Score                                   | Commentary on effects of the policy  |  |
|  | 0   | <p>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><b><u>Term</u></b></p> <p>Neutral effect from the medium term with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   |  | +                                       | <p><b><u>Term</u></b></p> <p>Minor positive effect from the medium term with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contribution towards open space facilities.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>        | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | <div>+</div> <div>?</div> <div>0</div>  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is unlikely to be of the scale to contribute to a worsening of existing conditions. Further study at planning application stage to confirm this.</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><b><u>Term</u></b></p> <p>A likely minor positive from the medium term with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |

| SA Objective  | P238 Gib Hill (Site B) Bott House Lane, Colne |   |   | P240 Land at Brogden Lane, Barnoldswick |   |   |
|---|---|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -                                       |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0                                       | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0   |   |   | 0                                       |   |   |



| SA Objective   | P238 Gib Hill (Site B) Bott House Lane, Colne |   | P240 Land at Brogden Lane, Barnoldswick |   |
|--|---|---|---|---|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water, and very high risk of flooding from groundwater.</p> <p><b><u>Term</u></b><br/>Likely adverse effects reducing somewhat with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Requirement for sufficient on-site storage of flood water which has its source at the Site to prevent any increased risk of flooding elsewhere. Development to avoid the parts of the Site most at risk from flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P238 Gib Hill (Site B) Bott House Lane, Colne |  |   | P240 Land at Brogden Lane, Barnoldswick |  |   |   |
|---|---|--|---|---|--|---|---|
|   | Score   | Commentary on effects of the policy  |   | Score                                   | Commentary on effects of the policy  |   |   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?                                       | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |   | 0                                       | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | -   | --   | 0 | 0                                       | ?  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>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</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 and this will need further study. The Site is predominantly improved grassland.</p> <p>The Site is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> |

| SA Objective                         | P238 Gib Hill (Site B) Bott House Lane, Colne |  | P240 Land at Brogden Lane, Barnoldswick |   |
|--------------------------------------|---|--|---|---|
|                                      | Score   | Commentary on effects of the policy  | Score                                   | Commentary on effects of the policy   |
| to the green infrastructure network. | --  | <p>cristatus is listed as the dominant species in parts of the Site. A protected species of Briophyte has been identified within the BHS. 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><b>Term</b><br/>Significant adverse effect likely most pronounced during construction. Adverse to significant adverse effects likely to remain permanent. The effects of developing the site is likely to reduce if the capacity of the site was reduced enabling key natural features to be protected from loss and increasing scope for enhancement measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0                                       | <p><b>Term</b><br/>Neutral effect from the medium to long term with the application of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective   | P238 Gib Hill (Site B) Bott House Lane, Colne |  | P240 Land at Brogden Lane, Barnoldswick |  |
|--|---|--|---|--|
|  | Score   | Commentary on effects of the policy  | Score                                   | Commentary on effects of the policy  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>                                      | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>0</b>                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P238 Gib Hill (Site B) Bott House Lane, Colne |  | P240 Land at Brogden Lane, Barnoldswick |   |
|---|---|--|---|---|
|   | Score   | Commentary on effects of the policy  | Score                                   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -/--  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not display any of the important features noted for this LCA. The Site is greenfield and sits at the gateway into Barnoldswick from the north. The Site relates relatively well with the existing development pattern of the town and would round off the settlement to the north west. The Site is relatively flat and is visible from the north and west. A PROW crosses north south through the Site with a further PROW located to the west. The development of the Site will extend the urban area, altering somewhat the character and experience of the PROW. The Site does not fall within or effect any designated heritage asset or landscape. A minor adverse effect is assessed for this objective potentially reducing with mitigation.</p> <p><b><u>Term</u></b></p> <p>Adverse effects reducing with mitigation.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P241 Land north of Keighley Road, Colne, & P243 Land at Cob Lane, Kelbrook

| SA Objective  | P241 Land north of Keighley Road, Colne |   |  | P243 Land at Cob Lane, Kelbrook |  |  |
|---|---|---|--|---------------------------------|--|--|
|   | Score                                   | Commentary on effects of the policy   |  | Score                           | Commentary on effects of the policy  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 40 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | +                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 17 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 (Colne 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><b><u>Term</u></b></p> <p>A minor positive for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | 0 0 0                           | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |
|   | +                                       |   |  | 0                               |  |  |

| SA Objective  | P241 Land north of Keighley Road, Colne |                                     |  | P243 Land at Cob Lane, Kelbrook |   |          |
|---|---|-------------------------------------|--|---------------------------------|---|----------|
|   | Score                                   | Commentary on effects of the policy |  | Score                           | Commentary on effects of the policy   |          |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | <b>+</b>                                | <b>-</b>                            | <b>+</b>   | <b>+</b>                        | <b>-</b>  | <b>0</b> |
|   | <b>+</b>                                |                                     |  | <b>0</b>                        |   |          |
|   |   |                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of one or more key services and 2000m of a town centre (Colne)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |                                 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of some key services.</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is located within 2000m of a primary school.</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contributions may be required towards service provision where required and tests are met.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |          |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | <b>+</b>                                | <b>-</b>                            | <b>0</b>   | <b>+</b>                        | <b>-</b>  | <b>0</b> |
|   |   |                                     |  |                                 |   |          |
|   |   |                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Limited 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 proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p>   |                                 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Limited 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 proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p>  |          |

| SA Objective   | P241 Land north of Keighley Road, Colne |   |  | P243 Land at Cob Lane, Kelbrook |   |  |
|--|---|---|--|---------------------------------|---|--|
|  | Score                                   | Commentary on effects of the policy   |  | Score                           | Commentary on effects of the policy   |  |
|  | 0                                       | <u>Term</u><br>Neutral effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None  |  | 0                               | <u>Term</u><br>Neutral effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None  |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + 0 0                                   | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known highway capacity issues in vicinity to the site.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | + 0 0                           | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known highway capacity issues in vicinity to the site.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  |



| SA Objective  | P241 Land north of Keighley Road, Colne |   |   | P243 Land at Cob Lane, Kelbrook |   |   |
|---|---|---|---|---------------------------------|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -                               |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0                                       | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0                               | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0                                       |   |   | 0                               |   |   |

| SA Objective   | P241 Land north of Keighley Road, Colne |  | P243 Land at Cob Lane, Kelbrook |   |
|--|---|--|---------------------------------|---|
|  | 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. | -                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, however there is a high risk of flooding from groundwater sources.</p> <p><b><u>Term</u></b><br/>Minor adverse effect potentially reducing with the application of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity provided on site flood water sourced at the site to prevent any increase in flood risk in off-site locations.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0                               | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0                               | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P241 Land north of Keighley Road, Colne |   |  | P243 Land at Cob Lane, Kelbrook |   |  |
|---|---|---|--|---------------------------------|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?                               | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -                               | <p><b><u>Likely Significant Effects</u></b><br/>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 - +                                   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>The Site is primary improved and semi improved grassland. There is some semi-natural broadleaved woodland to the south of the Site.<br/>The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p>  |  | 0 ? 0                           | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species and this will need further study. The Site consists primarily of improved grassland.<br/>The Site is not located within the Green Infrastructure Network.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>  |  |

| SA Objective   | P241 Land north of Keighley Road, Colne |   | P243 Land at Cob Lane, Kelbrook |  |
|--|---|---|---------------------------------|--|
|  | Score                                   | Commentary on effects of the policy   | Score                           | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0                                       | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium term with successful implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  | 0                               | <p><b>Term</b><br/>Neutral effect in the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | -/-                                     | <p><b>Likely Significant Effects</b><br/>The Site is located within the Lidgett and Bents Conservation Area. The scale, type and location of development is not consistent with that currently located elsewhere and contributing to the conservation area and as such the proposal is likely to an adverse to significantly adverse effect on this conservation area. A smaller scheme reflective of the scale, density, appearance, and materials of the wider conservation area may reduce this harm somewhat.</p> <p><b>Term</b><br/>Likely permanent adverse to significantly adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | -                               | <p><b>Likely Significant Effects</b><br/>Development of the Site could adversely affect the setting of Yellow Hall (Grade II) and Stoops Farmhouse and Barn (Grade II), both located to the west of the Site. An adverse effect is assessed for this objective.</p> <p><b>Term</b><br/>Likely adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>High quality design. Sensitive siting, layout, scale, appearance and materials to conservation area. Protection of any existing key viewpoints. Adoption of suitable boundary treatments.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> |

| SA Objective  | P241 Land north of Keighley Road, Colne |  | P243 Land at Cob Lane, Kelbrook |   |
|---|---|--|---------------------------------|---|
|   | Score                                   | Commentary on effects of the policy  | Score                           | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --                                      | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site displays some of the features identified as contributing to this LCA, including its relative openness, its heath-landscape, its sloping gradient, and link to agricultural buildings. The development of the site would adversely affect the LCA in this locality. The Site sits entirely within a group TPO and as such would have a significant adverse effect on this TPO if developed. The development of the Site would form a ribbon development, extending development significantly in the open countryside which is not characteristic of the wider built up area. The Site is designated Green Belt and would significantly close the existing gap between Colne and Laneshaw Bridge. The Site fulfils an integral role as part of the Green Belt in preventing coalescence of Colne and Laneshaw Bridge as confirmed within the recent Green Belt Assessment. There are no Very Special Circumstances to justify the development of the Site contrary to national planning policy. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not display the key characteristics identified within the LCA for this character area with the landscape more like Zone 14b. For Zone 14b some adverse effects will be felt given the potential loss of key features within the site such as rolling agricultural land, open form, and vegetated boundaries. The Site is greenfield and sits at the gateway into Kelbrook from the south east. The Site would form a ribbon development along Cob Lane, extending the built form of the village out into the open countryside beyond the existing built extent of the settlement disrupting the pattern of development. The Site is exposed from the south and east and highly visible to views into the settlement. Including a PROW to the south. The Site is not formally designated and would not adversely affect any heritage asset. The proposal is assessed as having a minor adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects potentially reducing in the medium to long term with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Particularly to the south and east.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P259 Land at Cragg Farm, Skipton Old Road, Foulridge & P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko**

| SA Objective  | P259 Land at Cragg Farm, Skipton Old Road, Foulridge   |   |   | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko  |   |   |
|---|--|---|---|---|---|---|
|   | Score  |   |   | Score   |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +  |   |   | +   |   |   |
|   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0 | 0   | 0 | 0 |
|   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral for the plan period.</p> |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral for the plan period.</p> <p><b><u>Mitigation</u></b></p> |   |   |

| SA Objective  | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |  |   | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko   |  |   |
|---|--|--|---|--|--|---|
|   | Score  | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy  |   |
|   | 0  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | 0  | None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | 0  | -  | 0   | +  | -  | 0 |
|   | -  |  | <u>Likely Significant Effects</u><br>The Site is located within 2000m of a key service.<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is largely inaccessible to services and facilities and is considered to have a minor adverse effect on this objective.<br><u>Term</u><br>Minor adverse effects potentially reducing in the medium term with the adoption of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of some key services.<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to some range of services and facilities and is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects from the medium term with the application of mitigation measures.<br><u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | -  | 0   | +  | 0  | 0 |
|   |  |  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Limited scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is in a rural location and surrounded open countryside.<br>The proposed use is consistent with current uses.<br>On balance the proposal is considered to likely have a neutral effect on this objective.  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>Scope exists within the development to accommodate new open space through the provision of a new woodland. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential dwellings and open countryside.<br>The proposed use is consistent with current uses.<br>On balance the proposal is considered to likely have a minor positive effect on this objective. |  |   |

| SA Objective   | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |  |   | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |  |   |
|--|--|--|---|--|--|---|
|  | Score  | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy  |   |
|  | 0  | <u>Term</u><br>Neutral effect from the medium term with the application of mitigation measures.<br><u>Mitigation</u><br>Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None  |   | +  | <u>Term</u><br>Minor positive from the medium term with the application of mitigation measures.<br><u>Mitigation</u><br>On site delivery of open space. Contribution towards open space provision also may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None   |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0  | 0 | +  | 0  | 0 |
|  | +  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known highway capacity issues in vicinity to the site.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the application of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services.<br>There are no known highway capacity issues in vicinity to the site.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term with the application of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |



| SA Objective  | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |  | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |   |
|---|--|--|--|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body (Pendle Water). The development is unlikely to require any upgrade to water management infrastructure. Overall the site is considered to have minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect potentially reducing with the adoption of mitigation measures..</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0  |  | -  |   |

| SA Objective   | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |   | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |  |
|--|--|---|--|--|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The majority of the Site is located in Flood Zone 1, with a small part in Flood Zone 2/3. Flood risk is not considered to render the site unsuitable and as such the proposals has been assessed to have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in FZ2/FZ3 to be avoided.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |   |  | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |   |  |
|---|--|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? +  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly Semi Improved Grassland. The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p>   |  | 0 ? +  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species and this will need further study. The Site is predominantly Semi Improved Grassland. The Site is located adjacent to the Green Infrastructure network and has the potential to link and enhance this network locally.</p>  |  |

| SA Objective   | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |   | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |   |
|--|--|---|--|---|
|  | Score  | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | +  | <p>Overall the proposal is considered to have a likely minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effect from the medium to long term with the adoption of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | --   | <p><b>Likely Significant Effects</b><br/>The Site is located adjacent to a Grade II* Listed Building and forms part of its setting, and likely significance as a designated heritage asset in a rural location. The development of the Site for 30 dwellings would have a significant adverse effect in urbanising the site and the wider area.</p> <p><b>Term</b><br/>Likely permanent significant adverse effect.</p> <p><b>Mitigation</b><br/>Smaller scale development confined to the southern part of the Site. Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p> | ?  | <p><b>Likely Significant Effects</b><br/>Listed building within the valley near the Water Meetings to the south of the Site potentially within the influence of the Site. A potential adverse effect exists which would need to be assessed.</p> <p><b>Term</b><br/>Uncertain effects in need of further study.</p> <p><b>Mitigation</b><br/>Further assessment of potential effects on historic environment needed.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P259 Land at Cragg Farm, Skipton Old Road, Foulridge |  | P260 Land formerly part of Little Stone Edge Farm (Site A), Gisburn Road, Blacko |   |
|---|--|--|--|---|
|   | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a), however does not display the features which are characteristic of this landscape area being located on the lower slopes rising towards moorlands to the east. In this way the Site displays features seen of the Rolling Upland Character Area (Zone 14b) and its development would harm at a local level features contributing to this character area. The Site sits in an isolated location within the open countryside, representing development of an inappropriate scale, type and location, which would have significant adverse effects for the open countryside. A PROW runs through the site which would be significantly adversely affected by the development of the Site.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site does not contribute directly towards this character area, however affords long distance views which allow road users and residents to appreciate this landscape from Blacko. The development of the Site would represent a significant encroachment into the open countryside which does not reflect or respect the wider pattern of development. The Site is located within a group TPO and would significantly adversely affect this TPO if developed. The Site is located in a prominent location at the top of a steeply sided valley and visibly for a number of locations including from within the AONB. For these reasons a significant adverse effect has been assessed.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects potentially reduced which a much smaller development.</p> <p><b><u>Mitigation</u></b></p> <p>Small scale development along Gisburn Road might reduce the assessed affects against this objective.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P263 Land off Stoney Bank Road (Phase 1), Earby & P264 Land off Stoney Bank Road (Phase 2)

| SA Objective  | P263 Land off Stoney Bank Road (Phase 1), Earby |  |   | P264 Land off Stoney Bank Road (Phase 2), Earby |  |   |
|---|---|--|---|---|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the Medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Requires the development of Phase 1 (P263)</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |   |  | <p><b><u>Likely Significant Effects</u></b></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 (West Craven Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> |   |  | <p><b><u>Likely Significant Effects</u></b></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 (West Craven Business Park).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> |

| SA Objective  | P263 Land off Stoney Bank Road (Phase 1), Earby |   |  | P264 Land off Stoney Bank Road (Phase 2), Earby |   |  |
|---|---|---|--|---|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy   |  |
|   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures. |  | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures.                               |  |
|   | +   | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +   | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ 0 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is in a rural location and surrounded open countryside. The proposed use is consistent with current uses.<br>On balance the proposal is considered to likely have a minor positive effect on this objective.                           |  | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>On its own limited scope exists within the development to accommodate new open space. Open Space provision is likely to be provided as part of P263 which is connected to the Site and would also serve this site. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses. |  |

| SA Objective   | P263 Land off Stoney Bank Road (Phase 1), Earby |  |   | P264 Land off Stoney Bank Road (Phase 2), Earby |   |   |
|--|---|--|---|---|---|---|
|  | Score   | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy   |   |
|  | +   | <p><b>Term</b><br/>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Delivery of open space on site. Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>  |   | +   | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>  |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +   | ?  | 0 | +   | ?   | 0 |
|  | +   | <p><b>Likely Significant Effects</b><br/>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. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further study of highway impact required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   | +   | <p><b>Likely Significant Effects</b><br/>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 is likely to require P263 to come forward before it is developed. Cumulatively the development of the Site with P263 and P265 would represent a significant extension to Earby requiring further assessment of the impact on the wider highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further study of highway impact required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   |



| SA Objective  | P263 Land off Stoney Bank Road (Phase 1), Earby |   | P264 Land off Stoney Bank Road (Phase 2), Earby |   |
|---|---|---|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | - 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -- -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 10m of a watercourse or water body (Earby Beck).</p> <p>The development is likely 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><b><u>Term</u></b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective   | P263 Land off Stoney Bank Road (Phase 1), Earby |   | P264 Land off Stoney Bank Road (Phase 2), Earby |   |
|--|---|---|---|---|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>-</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, however has a high risk of flooding from surface water. Adverse effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient storage for flood water provided on site to prevent an increase in flooding elsewhere. Development should avoid areas within the site at most risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P263 Land off Stoney Bank Road (Phase 1), Earby |   |  | P264 Land off Stoney Bank Road (Phase 2), Earby |   |  |
|---|---|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure network.</p>  |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site is not located within the Green Infrastructure network. The Site is predominantly improved grassland.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>  |  |

| SA Objective                         | P263 Land off Stoney Bank Road (Phase 1), Earby |   | P264 Land off Stoney Bank Road (Phase 2), Earby |  |
|--------------------------------------|---|---|---|--|
|                                      | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| to the green infrastructure network. | <b>0</b>  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | <b>0</b>  | <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective   | P263 Land off Stoney Bank Road (Phase 1), Earby |  | P264 Land off Stoney Bank Road (Phase 2), Earby |   |
|--|---|--|---|---|
|  | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely significant adverse effect with potential slight reduction with mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></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 surrounding roads and PROW.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><b><u>Mitigation</u></b></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 eastern boundary.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P263 Land off Stoney Bank Road (Phase 1), Earby |   | P264 Land off Stoney Bank Road (Phase 2), Earby |   |
|---|---|---|---|---|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely significant adverse effect with potential slight reduction with mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a) but does not display the features identified as important to this character area. The proposal would extend the built up area of Earby into the open countryside and is highly visible from surrounding roads and PROW. This extension would be seen in the context of existing built development and relates relatively well to built development located to the west of the Site. 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><b><u>Term</u></b></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><b><u>Mitigation</u></b></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 eastern boundary.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P265 Land off Stoney Bank Road (Phase 3) & P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick

| SA Objective  | P265 Land off Stoney Bank Road (Phase 3), Earby |   |   | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |   |
|---|---|---|---|--|---|---|
|   | Score   |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Minor positive effect in the medium to long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | ++   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 140 dwellings and as such is considered to have a significant positive effect.</p> <p><b>Term</b></p> <p>Significant positive effect in the short to medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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   | 0  | + | 0   |
|   |   |   | <p><b>Likely Significant Effects</b></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 (West Craven Business Park).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |  |   | <p><b>Likely Significant Effects</b></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 (Barnoldswick 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |

| SA Objective  | P265 Land off Stoney Bank Road (Phase 3), Earby |  |  | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |  |
|---|---|--|--|--|---|--|
|   | Score   | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy   |  |
|   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | +  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a local centre (Earby)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures.                              |  | ++ - ++  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a town centre (Barnoldswick)<br>No service provision is proposed on site. The development will result in increased pressure on services.<br>The Site is located within 800m of school provision.<br>The proposal is accessible to a excellent range of services and facilities and is considered to have a significant positive to minor positive effect on this objective.<br><u>Term</u><br>Significant positive to minor positive effects from the medium term with the implementation of mitigation measures. |  |
|   | +   | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  | ++/+   | <u>Mitigation</u><br>Contributions may be required towards service provision where required and tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + - 0   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space.<br>On its own limited scope exists within the development to accommodate new open space. Open Space provision is likely to be provided as part of P263 which is connected to the Site and would also serve this site. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses. |  | + - 0  | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space.<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal is located adjacent to residential dwellings and open countryside. The proposed use is consistent with current uses.<br>On balance the proposal is considered to likely have a neutral effect on this objective.   |  |



| SA Objective   | P265 Land off Stoney Bank Road (Phase 3), Earby |  |  | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |  |  |
|--|---|--|--|--|--|--|
|  | Score   | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy  |  |
|  | 0   | <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>  |  | 0  | <p><b>Term</b><br/>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>  |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | - ? 0   | <p><b>Likely Significant Effects</b><br/>The Site is located more than 400m from any transport services. There are no known highway capacity issues in vicinity to the site. The Site is likely to require P263 to come forward before it is developed. Cumulatively the development of the Site with P263 and P265 would represent a significant extension to Earby requiring further assessment of the impact on the wider highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><b>Term</b><br/>A likely minor adverse potentially reducing from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further study of highway impact required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  | + 0 0  | <p><b>Likely Significant Effects</b><br/>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 development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  |

| SA Objective  | P265 Land off Stoney Bank Road (Phase 3), Earby |  | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |  |
|---|---|--|--|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | --   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | --<br>-   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Earby Beck).</p> <p>The development is likely 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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --<br>0<br>-   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Leeds Liverpool Canal).</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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be located away from the water course.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective   | P265 Land off Stoney Bank Road (Phase 3), Earby |   | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |
|--|---|---|--|---|
|  | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of areas most at risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. There is a high risk of flooding from groundwater. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the Site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P265 Land off Stoney Bank Road (Phase 3), Earby |   |  | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |  |
|---|---|---|--|--|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is not located within 100m of a designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland with arable land.<br/>The Site is not located within the Green Infrastructure network.</p>   |  | - ? +  | <p><b><u>Likely Significant Effects</u></b><br/>The proposal is located within 100m of a locally designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is located adjacent to the Green Infrastructure network and provides the opportunity to connect to, enhance and expand this network.</p>   |  |

| SA Objective                                      | P265 Land off Stoney Bank Road (Phase 3), Earby |   | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |
|---|---|---|--|---|
|   | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network. | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective   | P265 Land off Stoney Bank Road (Phase 3), Earby |   | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |   |
|--|---|---|--|---|
|  | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | --  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in close proximity to two listed building/structure and likely to form part of their setting/within their influence. The development of the site may adversely affect these listed assets. A adverse effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effect with reduced impact possible with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development located away from listed structures with suitable boundary treatment.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P265 Land off Stoney Bank Road (Phase 3), Earby |  | P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick |  |
|---|---|--|--|--|
|   | Score   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site contributes to the qualities of this LCA with complex landforms and vegetated boundaries rising from the canal. The Site also affords views out to land which contributes significantly to this LCA. The loss of the site would harm the LCA at a local level. The proposal would significantly extend the built up area of Barnoldswick south and eastwards to the Leeds Liverpool Canal. In this way the proposal would round off the settlement using the canal as a distinct settlement boundary. The development would be highly visible to the east which likely adverse effects on the landscape. Adverse effects are assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effect unlikely to be reduced much by mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Suitable buffer and boundary treatment works to the Canal. Provision of green routes through the development to break up the form of development providing a reduced density development on the edge of the settlement and safeguarding views through the site.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P267 Land at Former LCC Depot, Halifax Road, Brierfield & P268 Shelfield Farm, Shelfield Lane, Nelson

| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |  |  | P268 Shelfield Farm, Shelfield Lane, Nelson |  |  |
|---|---|--|--|---|--|--|
|   | Score   | Commentary on effects of the policy  |  | Score                                       | Commentary on effects of the policy  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 9 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the medium term</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The Site is in an area with low viability. High risk.</p>  |  | ++  | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 300 dwellings and as such is considered to have a significant positive effect.</p> <p><b><u>Term</u></b><br/>Significant positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 + 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is located within 2,000m of the nearest major employment site (Lomeshaye).<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  | 0 0 0                                       | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is not located within 2,000m of the nearest major employment site.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b><br/>A minor neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  |
|   | +   |  |  | 0   |  |  |



| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |   |  | P268 Shelffield Farm, Shelffield Lane, Nelson |   |   |
|---|---|---|--|---|---|---|
|   | Score   |   | Commentary on effects of the policy  | Score   |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | 0 | ++   | +   | - | +   |
|   | ++  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Brierfield) No service provision is proposed on site. The development is small in scale and as a result would have a limited impact on service provision. The Site is located within 800m of school provision</p> <p>The proposal is highly accessible to a wide range of services and facilities and is considered to have a significant positive effect on this objective.</p> <p><b>Term</b><br/>Significant positive effects from the medium term.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | +   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service. No service provision is proposed on site. The development will result in increased pressure on services. The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to an excellent range of services and facilities and is considered to have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions may be required towards service provision where required and tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++  | 0 | 0  | +   | ? | 0   |
|   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space. The small scale of the site is likely to result of limited pressure for open space and medical facilities. The proposal is located adjacent to residential dwellings. The proposed use is compatible with existing uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. Development of this scale in this location may result in increased pressure on the South Pennines SSSI/SPA. An assessment considering the effects of this and any required mitigation will be needed. No health facilities are proposed and the development would increase pressure on existing facilities. The proposal is in open countryside and adjacent to a golf course. The proposed use is compatible with current uses.</p>   |

| SA Objective   | P267 Land at Former LCC Depot, Halifax Road, Brierfield |  |  | P268 Shelffield Farm, Shelffield Lane, Nelson |   |  |
|--|---|--|--|---|---|--|
|  | Score   | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy   |  |
|  | +   | <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |  | +   | <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation.</p> <p><b><u>Term</u></b><br/>Likely Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Contribution towards open space provision may be required. Assessment of recreational pressure caused by the proposal on the South Pennines SSSI/SPA.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>0</div> <div>0</div>                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 400m from one or more transport services. There are no known highway capacity issues in vicinity to the site. The development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A likely minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  | <div>+</div> <div>0</div> <div>0</div>        | <p><b><u>Likely Significant Effects</u></b><br/>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 development would not support investment in, or result in the loss of transport infrastructure and services.<br/>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |  |
|  | +   |  |  | +   |   |  |

| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |   |  | P268 Shelffield Farm, Shelffield Lane, Nelson |   |  |
|---|---|---|--|---|---|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is comprised largely of previously development land and is located within the settlement boundary.</p> <p><b>Term</b></p> <p>Permanent significant positive effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Viability for residential development.</p>   | -   |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0   | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |   |  | 0   |   |  |

| SA Objective   | P267 Land at Former LCC Depot, Halifax Road, Brierfield |   | P268 Shelfield Farm, Shelfield Lane, Nelson |  |
|--|---|---|---|--|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>-</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The site is affected by a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient flood water storage capacity provided on site to prevent an increase in flood risk elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                                    | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |   | P268 Shelfield Farm, Shelfield Lane, Nelson |  |
|---|---|---|---|--|
|   | 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.                                      | 0   | <p><b><u>Likely Significant Effects</u></b></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. The Site however is around 1ha in size and entirely within the settlement boundary and ideally placed for walking to shops, services and public services. Noting the limited scale of development proposed, it is considered that the development would have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |   |  | P268 Shelfield Farm, Shelfield Lane, Nelson |   |  |
|---|---|---|--|---|---|--|
|   | Score   | Commentary on effects of the policy   |  | Score                                       | Commentary on effects of the policy   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | -- -- 0                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is a locally designated site. Its development would significantly adversely affect this designation.</p> <p>The Site comprises of semi-improved pasture supporting a significant population of breeding lampwing</p> <p>The Site does not form part of the Green Infrastructure Network</p> <p>Overall the proposal is considered to have a significant adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>An irreversible significant adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>The site would result in the permanent loss of a BHS and cannot be mitigated.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |
|   | 0   |   |  | --  |   |  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |  |

| SA Objective  | P267 Land at Former LCC Depot, Halifax Road, Brierfield |  | P268 Shelffield Farm, Shelffield Lane, Nelson |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the industrial urban landscape. The proposal site is currently overgrown potentially detracting from the wider urban environment. The site does not therefore make a positive contribution this character area. The redevelopment of the Site gives rise to the opportunity to remove this and enhance the wider area.</p> <p><b><u>Term</u></b></p> <p>Likely permanent positive effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality development with sufficient boundary treatment.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site forms an extensive and isolated development within the open countryside which is poorly related any urban development. The development is high up and likely to be highly visible to a broad area including public rights of way. The development would significantly adversely affect the LCA in this location and for areas within visibility of this site. It would represent significant irreversible harm to the local landscape.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effects which cannot be mitigated.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P272 Land at the end of Park Avenue, Nelson & P273 Land north of Barnoldswick Road, Kelbrook

| SA Objective  | P272 Land at the end of Park Avenue, Nelson |   |   | P273 Land north of Barnoldswick Road, Kelbrook |   |  |
|---|---|---|---|--|---|--|
|   | Score                                       |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 11 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The Site is in an area with low viability. High risk.</p>                                | +  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 35 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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   | +  | 0 | 0  |
|   |   |   | <p><b><u>Likely Significant Effects</u></b></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 (Lomeshaye).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment, however is proposed for both housing and employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |



| SA Objective  | P272 Land at the end of Park Avenue, Nelson |  |   | P273 Land north of Barnoldswick Road, Kelbrook |   |   |
|---|---|--|---|--|---|---|
|   | Score                                       | Commentary on effects of the policy  |   | Score  | Commentary on effects of the policy   |   |
|   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |   | +  | A minor positive effect with the development of suitable employment space alongside new homes.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | 0  | 0 | +  | -   | 0 |
|   | +   | <u>Likely Significant Effects</u><br>The Site is located within 800m of a key service and 2000m of a town centre (Nelson).<br>No service provision is proposed on site. The development is relatively small in scale and as a result would have a limited impact on service provision.<br>The Site is located within 2000m of a primary school.<br>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive effect on this objective.<br><u>Term</u><br>Minor positive effects from the medium term.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | +  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one or more services.<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is within 2000m of a primary school.<br>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.<br><u>Term</u><br>Neutral effects from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contributions towards services may be required subject to meeting the necessary tests.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |



| SA Objective  | P272 Land at the end of Park Avenue, Nelson |   |  | P273 Land north of Barnoldswick Road, Kelbrook |   |  |
|---|---|---|--|--|---|--|
|   | Score                                       | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |  |
| infrastructure with growth.   | +   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +  | A likely minor positive effect from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.   |  |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   | <u>Likely Significant Effects</u><br>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.<br><u>Term</u><br>Permanent minor adverse effect.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | -  | <u>Likely Significant Effects</u><br>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.<br><u>Term</u><br>Permanent minor adverse effect.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.               |  |
| 7. To conserve and enhance water quality and resources.                   | -- 0  | <u>Likely Significant Effects</u><br>The Site is located within 10m of a watercourse or water body (Pendle Water).<br>The development is unlikely to require any upgrade to water management infrastructure.<br>Overall the site is considered to a minor adverse effect on this objective.                     |  | 0 0  | <u>Likely Significant Effects</u><br>The Site is not located within 50m of a watercourse or water body..<br>The development is unlikely to require an upgrade to water management infrastructure.<br>Overall the site is considered to have a neutral effect on this objective.<br><u>Term</u><br>A permanent neutral effect. |  |

| SA Objective   | P272 Land at the end of Park Avenue, Nelson |  | P273 Land north of Barnoldswick Road, Kelbrook |   |
|--|---|--|--|---|
|  | Score                                       | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
|  | -   | <p><b><u>Term</u></b><br/>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development directed away from the water course. Discharge into water course managed with onsite drainage to prevent increase in flood risk.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>                       | 0  | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | --  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is largely located in Flood Zone 3 and as such has a significant adverse effect on this objective. The Site is not considered suitable for housing.</p> <p><b><u>Term</u></b><br/>Permanent significant adverse effect.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P272 Land at the end of Park Avenue, Nelson |  | P273 Land north of Barnoldswick Road, Kelbrook |  |
|--|---|--|--|--|
|  | Score                                       | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P272 Land at the end of Park Avenue, Nelson |  |  | P273 Land north of Barnoldswick Road, Kelbrook |  |  |
|---|---|--|--|--|--|--|
|   | Score                                       | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy  |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  | 0  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0                                       | <p><b>Likely Significant Effects</b></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | - ? +  | <p><b>Likely Significant Effects</b></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.</p> <p>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective   | P272 Land at the end of Park Avenue, Nelson |   | P273 Land north of Barnoldswick Road, Kelbrook |  |
|--|---|---|--|--|
|  | Score                                       | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes.                          | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site does not contain features which contribute towards this character area. Whilst of a relatively minor scale, the proposal relates poorly to the existing built up area extending this into the open countryside. The proposal would see the built up area of Nelson merge with Lomeshaye. The proposal also has heritage sensitivities causing an adverse effect.</p> <p><b><u>Term</u></b></p> <p>Permanent likely adverse effects potentially reducing with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Suitable boundary treatment. High quality design which is sympathetic and reflects the built equalities of adjacent conservation areas.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is not considered to contain features which contribute towards this LCA. The Site is isolated within the open countryside and detached from Kelbrook. The development therefore forms an inappropriately size or an inappropriate type of development within the open countryside with significant adverse effects. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068 and P298.</p> <p><b><u>Term</u></b></p> <p>Significant adverse reducing with mitigation and if developed with P068 and P298.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P274 Land to South East of Long Ing Lane, Barnoldswick & P275 Land to North West of Salterforth Road, Earby

| SA Objective  | P274 Land to South East of Long Ing Lane, Barnoldswick |  |   | P275 Land to North West of Salterforth Road, Earby |  |   |
|---|--|--|---|--|--|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 75 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the short to medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | +  |  | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 65 dwellings and as such is considered to have a minor positive effect.</p> <p><b>Term</b></p> <p>Minor positive effect in the short to medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. |  |  | <p><b>Likely Significant Effects</b></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 (Crow Nest 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |  | <p><b>Likely Significant Effects</b></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 (West Craven Business Park).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |



| SA Objective  | P274 Land to South East of Long Ing Lane, Barnoldswick  |   |   | P275 Land to North West of Salterforth Road, Earby   |   |   |
|---|---|---|---|--|---|---|
|   | Score   |   |   | Score  |   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | - | + | +  | - | 0 |
|   | +/++  |   |   | 0  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Barnoldswick). No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is located within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to a good range of services and facilities and is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant positive effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more services or 2000m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The site is accessible to some services and facilities. The proposal is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions may be required towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0 | +  | 0 | 0 |
|   |   |   |   |  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   |   |   |

| SA Objective   | P274 Land to South East of Long Ing Lane, Barnoldswick |   |  | P275 Land to North West of Salterforth Road, Earby |   |   |
|--|--|---|--|--|---|---|
|  | Score  | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |   |
|  | +  | <u>Term</u><br>Likely Minor positive effect from the medium term with mitigation<br><u>Mitigation</u><br>On site provision of open space. Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |  | +  | <u>Term</u><br>Likely Minor positive effect from the medium term with mitigation<br><u>Mitigation</u><br>On site provision of open space. Contribution towards open space provision may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None   |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | -   | 0  | +  | 0   | 0 |
|  | 0  |   | <u>Likely Significant Effects</u><br>The Site is located within 400m from one or more transport services. There are no known highway capacity issues in vicinity to the site. The development would not support investment in, or result in the loss of transport infrastructure and services. Isolated site with no access. Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.<br><u>Term</u><br>A likely neutral effect from the medium term with implementation of mitigation measures.<br><u>Mitigation</u><br>Explore options for safe and sufficient access into the site. Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +  | <u>Likely Significant Effects</u><br>The Site is located within 400m of one or more transport services. Minor congestion locally however the proposal is unlikely to cause a significant worsening on this. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><u>Term</u><br>A likely minor positive effect from the medium term.<br><u>Mitigation</u><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |

| SA Objective  | P274 Land to South East of Long Ing Lane, Barnoldswick |   |   | P275 Land to North West of Salterforth Road, Earby |   |   |
|---|--|---|---|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p>Avoidance of BMV land for development as far as possible. Further assessment of land quality required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |   | 0  |   |   |

| SA Objective   | P274 Land to South East of Long Ing Lane, Barnoldswick |   | P275 Land to North West of Salterforth Road, Earby |  |
|--|--|---|--|--|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P274 Land to South East of Long Ing Lane, Barnoldswick |  |   | P275 Land to North West of Salterforth Road, Earby |  |   |
|---|--|--|---|--|--|---|
|   | 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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Permanent loss where developed.</p> <p><b>Mitigation</b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b><br/>None.</p>  |   | 0  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effect for the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | -  | ?  | - | 0  | ?  | 0 |
|   |  | <p><b>Likely Significant Effects</b><br/>The site is located within 100m of locally designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.<br/>The Site is not located within the Green Infrastructure network. Its development would adversely affect this network.</p>   |   |  | <p><b>Likely Significant Effects</b><br/>The site is not located within 100m of designated site.<br/>It is unclear whether the Site fulfils an important role for protected species.<br/>The Site not located within the Green Infrastructure Network. The Site is predominantly improved grassland.<br/>Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |   |

| SA Objective   | P274 Land to South East of Long Ing Lane, Barnoldswick |  | P275 Land to North West of Salterforth Road, Earby |  |
|--|--|--|--|--|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| to the green infrastructure network.   | -  | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0  | <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P274 Land to South East of Long Ing Lane, Barnoldswick |  | P275 Land to North West of Salterforth Road, Earby |   |
|---|--|--|--|---|
|   | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site makes a minor contribution to this LCA forming the lower slopes of a drumlin. The Site itself is comprised of large open agricultural fields. However its development would give some harm to the wider LCA given its potential visibility from wider public routes and the change caused to the local landscape. The Site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of Barnoldswick. The development would be highly visible from public routes including public routes along the Leeds Liverpool Canal. A significant adverse effect is assessed, reducing to adverse/neutral if developed in conjunction with P237.</p> <p><b><u>Term</u></b></p> <p>Significant adverse reducing with mitigation in the medium to long term and if developed with P237.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site makes a minor contribution to this LCA forming the lower slopes of a drumlin. The Site itself is comprised of large open agricultural fields. The development of the Site would cause some harm to the LCA in the local area disrupting views of wider landscape which contributes to a greater extent to this LCA. The Site forms a relatively large extension into the open countryside which is bounded on only one side by existing development and doesn't relate well to the existing settlement boundary. The site would be visible from a broader area and public routes.</p> <p><b><u>Term</u></b></p> <p>Adverse potentially reducing in the medium to long term mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth & P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick

| SA Objective  | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |   |   | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick   |  |  |
|---|---|---|---|--|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 75 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the short to medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>                                    |  |  |
|   | 0   |   |   | <p><b>Likely Significant Effects</b></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 (Barnoldswick 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |  |



| SA Objective  | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth   |   |   | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick   |   |   |
|---|---|---|---|--|---|---|
|   | 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 | 0 |
|   | +   |   |   | +  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located in excess of 2000m of any key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in excess of 2000m of school provision. The proposal is not accessible to services and facilities and is considered to have score adversely against this objective.</p> <p><b>Term</b></p> <p>Adverse effects potentially reducing by a limited amount with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards service provision likely to be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Barnoldswick) 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 site is accessible to a good range services and facilities. The proposal is considered to have a minor positive to significant positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant positive effects from the medium term with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Contributions towards service provision where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>          |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Likely Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site provision of open space. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>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 open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Likely Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site provision of open space. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   |   |

| SA Objective   | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |   |   | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick  |  |  |
|--|---|---|---|---|--|--|
|  | 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 | 0 | <b>Likely Significant Effects</b><br>The Site is located within 400m from one or more transport services.<br>There are no known highway capacity issues in vicinity to the site. The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.<br><b>Term</b><br>A likely minor positive effect with the implementation of mitigation measures.<br><b>Mitigation</b><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><b>Assumptions</b><br>None.<br><b>Uncertainties</b><br>None. |  |  |
|  | +   |   |   |   |  |  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -   | - | - | <b>Likely Significant Effects</b><br>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.<br><b>Term</b><br>Permanent minor adverse effect.<br><b>Mitigation</b><br>None.<br><b>Assumptions</b><br>None.<br><b>Uncertainties</b><br>None.   |  |  |
|  |   |   |   |   |  |  |

| SA Objective   | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |   |  | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick |  |  |
|--|---|---|--|--|--|--|
|  | Score   |   | Commentary on effects of the policy  | Score  |  | Commentary on effects of the policy  |
| 7. To conserve and enhance water quality and resources.  | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0  | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|  | 0   |   |  | 0  |  |  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1, however has a high risk of flooding from surface water. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of risk from flooding. Sufficient storage provided on site to accommodate flood water ensure no increased risk of flooding elsewhere.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |  |

| SA Objective   | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |  | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick |  |
|--|---|--|--|--|
|  | Score   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |  |  | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick |   |  |
|---|---|--|--|--|---|--|
|   | Score   | Commentary on effects of the policy  |  | Score  | Commentary on effects of the policy   |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0   | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of unimproved grassland and scattered scrub.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | 0 ? 0  | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of 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 not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective   | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |  | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick |  |
|--|---|--|--|--|
|  | Score   | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within a Conservation Area and as such the development of the Site for the scale sought could result in significant adverse-adverse effects. The development would result in a loss of open land which is purposefully included within the Conservation Area. Development would significantly alter experience of PROW going through and close to the Site. Mitigation measures to be agreed with the Council necessary to prevent a significant adverse effects.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effects potentially reducing in the medium to long term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be sensitive to and reflect the built qualities and character of the conservation area. Suitable off set, use of open space, and boundary treatments may be required to reduce impact. Development to be of highest quality design and materials. PROW to be retained as green routes through the site with key views and vistas kept free from development.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P277 Former waterworks and quarry, High Lane/Moor Lane, Salterforth |   | P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick |  |
|---|---|---|--|--|
|   | Score   | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site itself does not reflect the features of this LCA being previously subject to intensive activity. The development of housing on the site however would considerably harm the character of the wider landscape. The Site is isolated within the open countryside. It is not a suitable location for residential development (major or minor). Its development will have significant adverse effects on the local landscape, views, and character. The Site is not sustainable nor can be made sustainable through mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Permenant significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The does not reflect the features of this LCA comprising instead of a large open field extending into the open countryside. Views of upland to the west and restricted. The development of the Site is unlikely to harm the LCA. The Site relates relatively well to the built settlement and would round off the settlement in this location. The Site is however open to views from the west and north which is on higher ground. A number of PROW cross through and pass near the site. The development of the Site would alter the experience and character of these routes. The development has heritage sensitivities being located within a Conservation Area.</p> <p><b><u>Term</u></b></p> <p>Likely permanent adverse effects with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be sensitive to and reflect the built qualities and character of the conservation area. Suitable off set, use of open space, and boundary treatments may be required to reduce impact. Development to be of highest quality design and materials. PROW to be retained as green routes through the site with key views and vistas kept free from development.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P281 Land to the rear of Main Street/Waterloo Road, Kelbrook & P282 Land to the rear of Church Lane/Brook Farm, Kelbrook

| SA Objective  | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook   |          |          | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook  |          |          |
|---|--|----------|----------|--|----------|----------|
|   | Score  |          |          | Score  |          |          |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | <b>+</b>   |          |          | <b>+</b>   |          |          |
|   | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 60 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |          |          | <p><b><u>Likely Significant Effects</u></b><br/>The Site has capacity for 83 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b><br/>Minor positive effect in the short to medium term.</p> <p><b><u>Mitigation</u></b><br/>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |          |          |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b>   | <b>0</b> | <b>0</b> |
|   | <b>0</b>   |          |          | <b>0</b>   |          |          |
|   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is located in excess of 2,000m of the nearest major employment site.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b><br/>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |          |          | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not in use for employment.<br/>The Site is located in excess of 2,000m of the nearest major employment site.<br/>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.<br/>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b><br/>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |          |          |



| SA Objective  | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |   |   | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook   |  |  |
|---|--|---|---|---|--|--|
|   | Score  |   |   | Commentary on effects of the policy   |  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to score neutral against this objective.</p> <p><b>Term</b></p> <p>Neutral effects from the medium term with the implementation of mitigation measures.</p>   |  |  |
|   | 0  |   |   | <p><b>Mitigation</b></p> <p>Contribution towards service provision may be required where tests are met.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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.</p> <p>The proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Likely Minor positive effect from the medium term with the implementation of mitigation measures.</p> |  |  |
|   | +  |   |   | <p><b>Mitigation</b></p> <p>On site delivery of open space. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |  |

| SA Objective   | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |     |  | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |     |  |
|--|--|-----|--|---|-----|--|
|  | 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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m from one or more transport services. Minor congestion locally. Development of this scale and location is could adversely affect this.</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 neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | +   | - 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m from one or more transport services. Minor congestion locally. Development of this scale and location is could adversely affect this.</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 neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -  |     | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -   |     | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |

| SA Objective   | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |   |  | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |   |  |
|--|--|---|--|---|---|--|
|  | Score  |   | Commentary on effects of the policy  | Score   |   | Commentary on effects of the policy  |
| 7. To conserve and enhance water quality and resources.  | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p>   | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p>   |
|  | 0  |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0   |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | 0   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |  | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |  |
|--|--|--|---|--|
|  | Score  | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0   | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?   | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |  |  | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |  |  |
|---|--|--|--|---|--|--|
|   | Score  | Commentary on effects of the policy  |  | Score   | Commentary on effects of the policy  |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists of improved grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site not located within the Green Infrastructure Network. The Site consists of improved grassland.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |  |
|   | 0  | <p><b><u>Term</u></b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  | 0   | <p><b><u>Term</u></b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |

| SA Objective   | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |   | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |   |
|--|--|---|---|---|
|  | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective  | P281 Land to the rear of Main Street/Waterloo Road, Kelbrook |   | P282 Land to the rear of Church Lane/Brook Farm, Kelbrook |  |
|---|--|---|---|--|
|   | Score  | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site isn't considered to contain features which contribute to this LCA but does contain features and forms part of a wider landscape characteristic of the Rolling Upland Farmland LCA (Zone 14b) with harm likely if developed. The Site is reasonably well related, rounding the settlement off in this location. The proposal is considered proportionate to the scale of the existing and reflects well the settlement pattern with existing development adjoining the site on 2-3 sides. PROW follows the eastern boundary of the Site. Developing the Site would therefore change the experience and character of this PROW. An adverse effect is assessed with mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Adverse effects possibly reducing in the medium to long term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Potential reduce scale of development. Boundary treatments with sufficient offset to listed building and PROW. High quality development built of local materials.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site isn't considered to contain features which contribute to this LCA but closer resembles landscape characteristic of the Rolling Upland Farmland LCA (Zone 14b). The features contained within the Site contributing to Zone 14b are however limited, though it is acknowledged that the Site forms part of a transitional landscape from the valley floor towards upland areas and affords views to these upland areas and areas which contribute more greatly towards this LCA. Some harm is likely to this LCA (Zone 14b) if the Site is developed. The Site is reasonably well related, rounding the settlement off in this location. The proposal is considered proportionate to the scale of the existing and reflects well the settlement pattern with existing development adjoining the site on 2-3 sides. The Site is not designated. PROW follows the western boundary of the Site. Developing the Site would substantially change the experience, character and aspect of this PROW given that the field traversed is currently undeveloped permitting views out into the open countryside. An adverse effect is assessed with mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Adverse effects possibly reducing in the medium to long term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Potential reduce scale of development. Boundary treatments with sufficient offset PROW and views through the site to the open countryside beyond. High quality development built of local materials.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford & P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford**

| SA Objective  | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford  |   |   | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford  |   |   |
|---|---|---|---|---|---|---|
|   | Score   |   |   | Score   |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   |   | ++  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 48 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive effect in the short to medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 195 dwellings and as such is considered to have a significant positive effect.</p> <p><b>Term</b></p> <p>Significant positive effect in the short to medium term.</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0 | 0   | 0 | 0 |
|   | 0   |   |   | 0   |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |



| SA Objective  | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |   |   | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford  |  |  |
|---|--|---|---|---|--|--|
|   | Score  |   |   | Commentary on effects of the policy   |  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 2000m of a local centre (Barrowford).<br/>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br/>The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to score neutral against this objective.</p> <p><b>Term</b><br/>Neutral effects from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contributions towards service provision may be required where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |  |
|   | 0  |   |   | <p><b>Mitigation</b><br/>Contributions towards service provision may be required where tests are met.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space.<br/>Scope exists within the development to accommodate new open space.<br/>No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Likely Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Open Space required on site. Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |  |  |
|   | +  |   |   | <p><b>Mitigation</b><br/>Open Space required on site. Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>  |  |  |

| SA Objective   | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |   |   | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford  |  |  |
|--|--|---|---|---|--|--|
|  | 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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m from one or more transport services. Minor congestion locally. Development of this scale and location is could adversely affect this.</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 neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely neutral effect from the medium term.</p> |  |  |
|  |  |   | 0 | <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -  | - |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |  |
|  |  |   |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |  |

| SA Objective   | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |   |   | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford |   |   |
|--|--|---|---|--|---|---|
|  | Score  |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy   |
| 7. To conserve and enhance water quality and resources.  | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p>  | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p>  |
|  | 0  |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | 0  |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | 0  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |  | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford |  |
|--|--|--|--|--|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |  |  | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford |  |  |
|---|--|--|--|--|--|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | 0  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | 0 ? 0  | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of Improved Grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p>  |  | 0 ? 0  | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of Improved Grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p>  |  |
|   | 0  | <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | 0  | <p><b>Term</b></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective   | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |  | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford |  |
|--|--|--|--|--|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford |  | P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford |   |
|---|--|--|--|---|
|   | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays some of the features identified as important to this LCA such as gentle sloping landscape, open fields, and dry-stone walled/vegetated boundaries. Limited harm may arise to the LCA at a localised level if the Site were to be developed. The Site relates reasonably well to the existing settlement pattern providing a potential rounding off of the Site. The Site is visible from the public highway and PROWs. The development of the Site would change the character of the local area from rural to urban. The Site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the Site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><b><u>Term</u></b></p> <p>Permeant significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site displays features identified as important to this LCA such as gentle sloping landscape, open fields, and dry-stone walled/vegetated boundaries, and functions within the intervening landscape between the edge of Higherford and the Leeds and Liverpool Canal. Harm is likely to arise to the LCA at a within view of the Site if the Site were to be developed. The Site relates reasonably poorly to the existing settlement pattern, protruding significantly into the open countryside with significant harm to the character of the Site. The Site is visible from the public highway and PROWs, and highly visible from the Leeds Liverpool Canal. The Site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the Site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><b><u>Term</u></b></p> <p>Permeant significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P285 Land at Brownley Park Farm, Gisburn Road, Blacko & P286 Land off Cuckstool Lane, Brierfield**

| SA Objective  | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   |   |  | P286 Land off Cuckstool Lane, Brierfield |   |   |   |
|---|---|---|---|--|--|---|---|---|
|   | Score   |   |   | Commentary on effects of the policy  | Score                                    |   |   | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 90 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 10 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | + | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in within of 2,000m of the nearest major employment site (Lomeshay).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0   |   |   |  | +  |   |   |   |



| SA Objective  | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   |   |   | P286 Land off Cuckstool Lane, Brierfield |   |   |  |
|---|---|---|---|---|--|---|---|--|
|   | Score   |   |   | Commentary on effects of the policy   | Score                                    |   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | 0 | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one key service or more. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to score neutral against this objective.</p> <p><u>Term</u></p> <p>Neutral effects from the medium term with the implementation of mitigation measures.</p> | ++                                       | 0 | 0 | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a local centre (Brierfield) No service provision is proposed on site. The development relatively small in scale and unlikely to result in pressure on services. The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to a decent range services and facilities and is considered to score a minor positive effect against this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures.</p>  |
|   | 0   |   |   | <p><u>Mitigation</u></p> <p>Contributions towards service provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>  | +  |   |   | <p><u>Mitigation</u></p> <p>Contributions towards service provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0 | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or 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.</p> <p>The proposal is in open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   | +  | 0 | - | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space. Little 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 development however is relatively small in scale and unlikely to result in pressure on services or facilities.</p> <p>The proposal is in open countryside and close to residential uses. The proposal site is however located in close proximity to the M65 which is likely to have an adverse effect on future residents of the site due to noise and air pollution.</p> |

| SA Objective   | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   |   | P286 Land off Cuckstool Lane, Brierfield |  |   |
|--|---|---|---|--|--|---|
|  | Score   | Commentary on effects of the policy   |   | Score                                    | Commentary on effects of the policy  |   |
|  | +   | <p><b>Term</b></p> <p>Likely Minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Open space provision required on site. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p>   |   | 0  | <p>On balance the proposal is considered to likely have a neutral effect on this objective with suitable mitigation measures.</p> <p><b>Term</b></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Open space provision required on site. Contribution towards open space provision may also be required. Boundary treatments, orientation and layout of development to minimise adverse effects arising from the proximity of the motorway.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m from one or more transport services. There is no known congestion issues local to the site or which would be affected by the Site's development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.</p> <p><b>Term</b></p> <p>A minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located excess of 400m from all transport services. There is no known congestion issues local to the site or which would be affected by the Site's development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor adverse effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   |   | P286 Land off Cuckstool Lane, Brierfield |   |   |
|---|---|---|---|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | -  |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development is not likely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0   |   |   | 0  |   |   |

| SA Objective   | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   | P286 Land off Cuckstool Lane, Brierfield |   |
|--|---|---|--|---|
|  | 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. | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>                                 | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                                 | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   |  | P286 Land off Cuckstool Lane, Brierfield |   |  |
|---|---|---|--|--|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The site is not located within 100m of designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The site is predominantly improved grassland.<br/>The Site not located within the Green Infrastructure Network.</p>   |  | 0 ? -                                    | <p><b><u>Likely Significant Effects</u></b><br/>The site is not located within 100m of designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The site is predominantly improved grassland.<br/>The Site is located within the Green Infrastructure Network. The development of the Site would have an adverse impact on this network.</p>  |  |

| SA Objective   | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |   | P286 Land off Cuckstool Lane, Brierfield |  |
|--|---|---|--|--|
|  | Score   | Commentary on effects of the policy   | Score                                    | Commentary on effects of the policy  |
| to the green infrastructure network.   | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b><br/>Minor adverse effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   |

| SA Objective  | P285 Land at Brownley Park Farm, Gisburn Road, Blacko |  | P286 Land off Cuckstool Lane, Brierfield |  |
|---|---|--|--|--|
|   | Score   | Commentary on effects of the policy  | Score                                    | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site is considered to function strongly towards this LCA occupying the lower slopes of land rising towards Blacko Towner and beyond that Weets. Its development would represent a significant loss to the LCA within the local area and from areas with visibility of the Site. The Site would have a significant urbanizing effect the development would have on the area in contrast to existing development, and the considerable break from the settlement pattern which would result in a form of the settlement which is unlike the remainder of the village. The elevated position of the site (and village) will make the development highly visible from large parts of the Borough including important sites within the AONB, public highway and PROW. A significant adverse effect is assessed, reducing to adverse if the proposal was reduced substantially in scale and form.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effects with limited reduction as a result of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Small scale, proportionate expansion of the village consistent with the pattern of development. High quality design and use of local materials reflecting the appearance of the wider village. Boundary treatment works to reduce intervisibility. Open space to break up the development and retain the ribbon like pattern of the settlement.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --                                       | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys (Zone 6a). The Site functions strongly towards this LCA, formed of sloping land, with strong vegetated boundaries, and close to isolated rural buildings. The Site relates reasonably poorly to the existing settlement pattern, protruding significantly into the open countryside with significant harm to the character of the Site. The Site occupies an elevated location which is prominent from Brierfield, and located on the S bends – a well-known location locally. The Site is visible from the public highway and PROWs. Its development will alter significantly the character of the area which feels rural having crossed the motorway/river/canal. The Site is designated Green Belt and is found to contribute crucially to its purposes within the recent Green Belt assessment. As such the release of the land for housing would not be consistent with national planning policy. No very special circumstances case is known to exist to justify the development of the Site. The proposal is considered to have a significant adverse effect on this objective which cannot under current circumstances be mitigated.</p> <p><b><u>Term</u></b></p> <p>Permeant significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P289 Land South of Keighley Road (Site 1), Laneshaw Bridge & P290 Land South of Keighley Road (Site 2), Laneshaw Bridge

| SA Objective  | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |   |   |  | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |   |   |  |
|---|--|---|---|--|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 20 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 10 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |   |   |  | 0  |   |   |  |



| SA Objective  | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |   |   | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge   |  |  |
|---|--|---|---|--|--|--|
|   | Score  |   |   | Commentary on effects of the policy  |  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | - | 0 | <b>Likely Significant Effects</b><br>The Site is located within 800m of one key service or more. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school<br>The proposal is accessible to some services and facilities and is considered to score neutral against this objective.<br><b>Term</b><br>Neutral effects from the medium term with implementation of mitigation measures.<br><b>Mitigation</b><br>Contribution towards service provision may be required.<br><b>Assumptions</b><br>None.<br><b>Uncertainties</b><br>None.   |  |  |
|   |  |   |   | 0  |  |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | - | 0 | <b>Likely Significant Effects</b><br>The Site is located within 800m of a GP or open space. Little 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 bordered by open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a neutral effect on this objective.<br><b>Term</b><br>Likely neutral effect from the medium term with mitigation<br><b>Mitigation</b><br>Contribution towards open space provision may be required.<br><b>Assumptions</b><br>None.<br><b>Uncertainties</b><br>None. |  |  |
|   |  |   |   | 0  |  |  |

| SA Objective   | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |   |   |   | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |   |   |   |
|--|--|---|---|---|--|---|---|---|
|  | 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 | 0 | <b><u>Likely Significant Effects</u></b><br>The Site is located within 400m from one or more transport services.<br>There is no known congestion issues local to the site or which would be affected by the Site’s development.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.<br><b><u>Term</u></b><br>A minor positive effect from the medium term with implementation of mitigation measures. | +  | 0 | 0 | <b><u>Likely Significant Effects</u></b><br>The Site is located within 400m from one or more transport services.<br>There is no known congestion issues local to the site or which would be affected by the Site’s development.<br>The development would not support investment in, or result in the loss of transport infrastructure and services.<br>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.<br><b><u>Term</u></b><br>A minor positive effect from the medium term with the implementation of mitigation measures. |
|  |  |   |   | <b><u>Mitigation</u></b><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.   |  |   |   | <b><u>Mitigation</u></b><br>Investment in cycle storage and pedestrian and cycle links may be required.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | -  |   |   | <b><u>Likely Significant Effects</u></b><br>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.<br><b><u>Term</u></b><br>Permanent minor adverse effect.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.  | -  |   |   | <b><u>Likely Significant Effects</u></b><br>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.<br><b><u>Term</u></b><br>Permanent minor adverse effect.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None.  |
|  |  |   |   |   |  |   |   |   |

| SA Objective   | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |  | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |  |
|--|--|--|--|--|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 7. To conserve and enhance water quality and resources.  | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse or water body (Colne Beck)</p> <p>The development is not 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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be located away the watercourse with suitable drainage measures in place to limit the flow of surface water into the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse or water body (Colne Beck)</p> <p>The development is not 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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be located away the watercourse with suitable drainage measures in place to limit the flow of surface water into the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|  | 0  |  | 0  |  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Likely neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site specific detail to be assessed at the planning application stage.</p>   | -  | <p><b>Likely Significant Effects</b></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Likely neutral effects with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Site specific detail to be assessed at the planning application stage.</p>   |
|  | 0  |  | 0  |  |

| SA Objective   | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |  | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |  |
|--|--|--|--|--|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge  |  |   | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge  |  |   |
|---|---|--|---|---|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | -   | -  | + | -   | -  | + |
|   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved and semi-improved grassland. There is some semi-natural broadleaved woodland within the Site – a priority habitat.</p> <p>The Site located adjacent to the Green Infrastructure Network. The development has the potential to benefit this network with its investment and expansion.</p> <p>Overall the proposal is considered to have a likely negative effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Negative most significant in the short term with the potential to reduce in the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved and semi-improved grassland. There is some semi-natural broadleaved woodland within the Site – a priority habitat.</p> <p>The Site located adjacent to the Green Infrastructure Network. The development has the potential to benefit this network with its investment and expansion.</p> <p>Overall the proposal is considered to have a likely negative effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Negative most significant in the short term with the potential to reduce in the medium to long term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |   |

| SA Objective   | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |   | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |  |
|--|--|---|--|--|
|  | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is located opposite a couple of listed buildings and may form part of the setting and obstruct views of the listed building to open countryside to the south. The listed buildings are however within an existing settlement and have themselves been redeveloped for housing. The proposal is also proportionate in scale to the settlement. The Site is also located in close proximity to the Trawden Forest Conservation Area and as such may hold some link to this area which might be adversely effected by the development of the Site. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>Development should be respective and representative of its village setting and be of a scale and density which reflects its semi-rural location. Local and high quality materials should be used, with boundaries treated carefully to minimise any adverse effect.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P289 Land South of Keighley Road (Site 1), Laneshaw Bridge |  | P290 Land South of Keighley Road (Site 2), Laneshaw Bridge |  |
|---|--|--|--|--|
|   | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site sits within the Rolling Upland Farmland Landscape Character Area. The features and qualities of the Site don't reflect or contribute towards this LCA. Whilst the Site is proportionate in scale, and works with the settlement pattern of Laneshaw bridge, the Site is designated Green Belt, and recently found to continue to contribute to the purposes of the Green Belt. Its development would therefore be inconsistent with national planning policy. No very special circumstances exist to justify the development of the Site. As such the proposal has a significant adverse effect for this objective which is not currently capable of being mitigated.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site sits within the Rolling Upland Farmland Landscape Character Area. The features and qualities of the Site don't reflect or contribute towards this LCA. Whilst the Site is proportionate in scale, and works with the settlement pattern of Laneshaw bridge, the Site is designated Green Belt, and recently found to continue to contribute to the purposes of the Green Belt. Its development would therefore be inconsistent with national planning policy. No very special circumstances exist to justify the development of the Site. As such the proposal has a significant adverse effect for this objective which is not currently capable of being mitigated.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P291 Land east of Hayfields, Salterforth & P294 Land to north of Riverside Way, Barrowford

| SA Objective  | P291 Land east of Hayfields, Salterforth   |   |  | P294 Land north of Riverside Way, Barrowford  |   |  |
|---|--|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 35 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | ++  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 120 dwellings and as such is considered to have a significant positive effect.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect in short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | --  | + | 0  |
|   | <p><b><u>Likely Significant Effects</u></b></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 (Barnoldswick).</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><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> |   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of Riverside Business Park and allocated for B1 Office use in the Core Strategy.</p> <p>The Site is located in within 2,000m of the nearest major employment site (Riverside Business Park).</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 adverse effect for this objective.</p> <p><b><u>Term</u></b></p> |   |  |



| SA Objective  | P291 Land east of Hayfields, Salterforth |   |   | P294 Land north of Riverside Way, Barrowford   |   |   |
|---|--|---|---|--|---|---|
|   | Score                                    | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy   |   |
|   | +  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |   | -  | A minor adverse effect for the plan period.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -   | + | +  | -   | 0 |
|   | +  | <u>Likely Significant Effects</u><br>The Site is located within 800m of one key service or more/ 2,000m of a town centre (Barnoldswick)<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is located in within 800m of a primary school and 2000m of a secondary school<br>The proposal is accessible to a range services and facilities and is considered to score a minor positive effect against this objective.<br><u>Term</u><br>Minor positive effects from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution to service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | <u>Likely Significant Effects</u><br>The Site is located within 800m of one key service of more and 2000m of a local/town centre (Barrowford/Nelson).<br>No service provision is proposed on site. The development would result in increased pressure on existing services and facilities.<br>The Site is located in within 2000m of a primary school<br>The proposal is accessible to a decent range services and facilities and is considered to score a neutral effect against this objective.<br><u>Term</u><br>Neutral effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Contribution to service provision where tests are met.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   | 0 |

| SA Objective   | P291 Land east of Hayfields, Salterforth |   |   |  | P294 Land north of Riverside Way, Barrowford |   |   |  |
|--|--|---|---|--|--|---|---|--|
|  | Score                                    |   |   | Commentary on effects of the policy  | Score  |   |   | Commentary on effects of the policy  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.               | +  | - | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 800m of a GP or open space.</p> <p>Little 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 proposal bordered by open countryside and residential uses. The proposal is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Contribution towards open space provision may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> | ++   | 0 | - | <p><b><u>Likely Significant Effects</u></b></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 proposal bordered by open countryside and residential uses. Pylons extend through the Site. Development close to Pylons could cause harm to health.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with sufficient mitigation.</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>On site open space provision. Contribution towards open space provision may also be required. Suitable off set of dwellings and private garden space from pylons.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |
|  | 0  |   |   |  | +  |   |   |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | +  | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There is no known congestion issues local to the site or which would be affected by the Site’s development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.</p> <p><b><u>Term</u></b></p>   | -  | - | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located more than 400m from all transport services although it should be noted that the development of Trough Laithe would provide for an enhanced bus service in the area for five years which would also serve this site.</p> <p>Moderate congestion issues locally that the development of the Site would adversely contribute to.</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 adverse effect for this objective.</p>   |

| SA Objective  | P291 Land east of Hayfields, Salterforth |  | P294 Land north of Riverside Way, Barrowford |   |
|---|--|--|--|---|
|   | Score                                    | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| infrastructure with growth.   | +  | <p>A minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -  | <p><b>Term</b></p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required. Infrastructure and highway capacity improvements may be required in response to finding of adverse effect.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | -- 0                                     | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Salterforth Beck)</p> <p>The development is not 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><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse or water body (Pendle Water)</p> <p>The development is may require an upgrade to water management infrastructure noting local flooding events.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><b>Term</b></p>   |

| SA Objective   | P291 Land east of Hayfields, Salterforth |   | P294 Land north of Riverside Way, Barrowford |  |
|--|--|---|--|--|
|  | Score                                    | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
|  | -  | <p><b><u>Term</u></b><br/>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   | -  | <p>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk. Flood risk infrastructure may be required locally to reduce any potential flood risk as a result of the development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The Site is subject to a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1. The site is subject to a high risk of flooding from surface water and groundwater.</p> <p><b><u>Term</u></b><br/>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |

| SA Objective   | P291 Land east of Hayfields, Salterforth |  | P294 Land north of Riverside Way, Barrowford |  |
|--|--|--|--|--|
|  | Score                                    | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 9. To improve air quality.   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effects over the plan period.</p> <p><b>Mitigation</b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  | <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P291 Land east of Hayfields, Salterforth |  |  | P294 Land north of Riverside Way, Barrowford |  |  |
|---|--|--|--|--|--|--|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site is mostly located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | - ? 0                                    | <p><b>Likely Significant Effects</b></p> <p>The site is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.</p> <p>The Site is not located within Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect potentially reducing in the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | 0 ? +  | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.</p> <p>The Site located adjacent to the Green Infrastructure Network. The development has the potential to benefit this network with its investment and expansion.</p> <p>Overall the proposal is considered to have a likely minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Minor positive effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective   | P291 Land east of Hayfields, Salterforth |   | P294 Land north of Riverside Way, Barrowford |   |
|--|--|---|--|---|
|  | 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. | <b>0</b>                                 | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | <b>0</b>                                     | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| SA Objective  | P291 Land east of Hayfields, Salterforth |  | P294 Land north of Riverside Way, Barrowford |  |
|---|--|--|--|--|
|   | Score                                    | Commentary on effects of the policy  | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is largely contained by existing development and isolated from wider landscape which contributes towards the LCA. Little harm to the LCA is likely to occur as a result of the site's development. The Site is proportionate in scale to the settlement of Salterforth and would provide for a logical rounding off of the settlement in this location. The Site is not designated, nor would it affect any designated heritage asset. The site is visible to a number of public vantage points including a PROW which runs along the eastern boundary of the Site. The PROW is currently in open countryside and development of the Site would alter the character and experience along this route. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Potential minor adverse effect reducing to a limited extent in the medium to long term with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Development offset from the PROW to be retained. Open space adjacent to PROW to retain some sense of openness and a semi-rural route.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area. The Site fulfils a limited function within this LCA noting current natural features. However it is material that the wider parcel of land to the north and west (which in its current form fulfills a more significant role for the LCA than this site) will soon be developed for housing (as part of Trough Laithe). The Site will then be isolated from the wider countryside. No harm to the LCA is envisaged. The Site adjoins the built up area of Barrowford. Whilst the proposal would close the gap between Barrowford and Nelson, it must be noted that the Site is already allocated for offices with Trough Laithe strategic housing site to the north and west already closing this gap once developed. The proposal would not therefore adversely affect the local landscape or lead to the coalescence of settlements. Potential sensitivity from PROW along Pendle Water and the settlement boundary to be dealt with through mitigation measures. Overall a neutral effect is assessed based on the context provided by the Core Strategy.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effect in the medium to long term with mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>Development offset from the river and PROW. High quality design, boundary treatments, public open space and green corridors to be agreed with the Council.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



**P296 Land at Barden Lane Stables, Barden Lane, Brierfield & P297 The Stables, Old Stone Trough Lane, Kelbrook**

| SA Objective  | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |   |   |  | P297 The Stables, Old Stone Trough Lane, Kelbrook |   |   |  |
|---|---|---|---|--|---|---|---|--|
|   | Score   |   |   | Commentary on effects of the policy  | Score   |   |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 300 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant positive effect in the medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 40 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | 0 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0   |   |   |  | 0   |   |   |  |

| SA Objective  | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |   |  | P297 The Stables, Old Stone Trough Lane, Kelbrook |  |  |
|---|---|---|--|---|--|--|
|   | Score   | Commentary on effects of the policy   |  | Score   | Commentary on effects of the policy  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | 0 - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of primary school</p> <p>The proposal is accessible to a range services and facilities and is considered to score a minor adverse effect against this objective.</p> <p><b>Term</b><br/>Minor adverse effects reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Potential requirement for financial contributions for service provision.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |  | + - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one key service of more. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to a decent range services and facilities and is considered to score a neutral effect against this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Potential requirement for financial contributions for service provision.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>                                   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + 0 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 bordered by open countryside and residential uses. The proposal is compatible with these uses. On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>On site provision of open space. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p> |  | + - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space. Little 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 bordered by open countryside. The proposal is compatible with this use. On balance the proposal is considered to likely have a neutral effect on this objective with sufficient mitigation.</p> <p><b>Term</b><br/>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p> |  |

| SA Objective   | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |   |   | P297 The Stables, Old Stone Trough Lane, Kelbrook  |
|--|---|---|---|--|
|  | 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 | 0   | +  |
|  | +   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m from one or more transport services.</p> <p>There is no known congestion issues local to the site. Further study will be necessary at the planning application stage noting the scale of development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m from one or more transport services.</p> <p>There are minor congestions issues locally. The proposal will have an uncertain effect on this objective..</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 for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| SA Objective  | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |  | P297 The Stables, Old Stone Trough Lane, Kelbrook |   |
|---|---|--|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | -- ?  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Pendle Water/Leeds Liverpool Canal). The development is may require an upgrade to water management infrastructure. Overall the site is considered to have minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body. The development will not require an upgrade to water management infrastructure. Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | -   |  | 0   |   |

| SA Objective   | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |  | P297 The Stables, Old Stone Trough Lane, Kelbrook |   |
|--|---|--|---|---|
|  | 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. | -   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is mostly located in Flood Zone 1. There is a high risk of flooding from surface water flooding. Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Adverse effects potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to take place outside of areas of risk from flooding. Sufficient storage capacity provided on site to prevent an increase in flood risk elsewhere.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |  |   | P297 The Stables, Old Stone Trough Lane, Kelbrook |  |   |   |
|---|---|--|---|---|--|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |   | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | --  | --   | - | 0   | ?  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of improved grassland.</p> <p>The Site is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> |

| SA Objective   | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |  | P297 The Stables, Old Stone Trough Lane, Kelbrook |  |
|--|---|--|---|--|
|  | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| to the green infrastructure network.   | --  | <p>The Site is located within the Green Infrastructure Network. The proposal is likely to have an adverse effect on the Green Infrastructure network owing to the extent of the loss caused by the development of the Site.</p> <p>Overall the proposal is considered to have a likely significant adverse effect on this objective.</p> <p><u>Term</u><br/>Significant adverse effect unlikely to be reduced by mitigation given that the Site is a BHS.</p> <p><u>Mitigation</u><br/>None available.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> | 0   | <p><u>Term</u><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u><br/>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><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><u>Likely Significant Effects</u><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u><br/>Likely permanent neutral effects</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None</p> <p><u>Uncertainties</u><br/>None.</p>   | 0   | <p><u>Likely Significant Effects</u><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u><br/>Likely permanent neutral effects</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None</p> <p><u>Uncertainties</u><br/>None.</p>   |

| SA Objective  | P296 Land at Barden Lane Stables, Barden Lane, Brierfield |   | P297 The Stables, Old Stone Trough Lane, Kelbrook |   |
|---|---|---|---|---|
|   | Score   | Commentary on effects of the policy   | Score   | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contains features which contribute to this LCA and the setting of the settlement, this includes changes in topography, discrete woodland, a network of public footpaths and hedgerows. Local harm is likely to arise to the LCA if developed. The Site relates poorly to the settlement pattern extending development significantly in the open countryside which would be highly visible from PROW which run along the Leeds Liverpool Canal and Pendle Water. Development would extend up to and include Round Wood significantly altering and adversely affecting the local landscape. The Site is designated as Green Belt and recently found to fulfil an important role for the purposes of the Green Belt. The development of the Site would not be consistent with national Green Belt policy. There are no Very Special Circumstances to justify the development of this site. The proposal is therefore considered to have a significant adverse effect on this objective which cannot be mitigated.</p> <p><b><u>Term</u></b></p> <p>Permanent significant adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is not considered to display characteristics which contribute to this LCA, it does however reflect some of the features noted for the Rolling Upland Farmland Landscape Character Area (Zone 14b), and functions within the transitional landscape between the valley floor and rising landscape. Harm to this LCA is likely if developed. The Site is isolated from Kelbrook and would result in a major development of the countryside. The proposal is not of a suitable scale or type for its location and would significantly adversely affect the open countryside. Development of the Site alongside P004 may make for a more logical development however would still adversely to significantly adversely affect the open countryside and would represent a development which is not proportionate to and consistent with the form of Kelbrook.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effect, reducing slightly if developed alongside P004.</p> <p><b><u>Mitigation</u></b></p> <p>Development alongside P004 may reduce adverse effects to a limited degree.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



## P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook & P301 Land off Station Road, Foulridge

| SA Objective  | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   |  | P301 Land off Station Road, Foulridge |   |   |
|---|--|---|--|---------------------------------------|---|---|
|   | 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><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 51 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the short to medium term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |                                       |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 10 dwellings and as such is considered to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | 0                                     | 0 | 0   |
|   |  |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment but is available for employment and could form a mixed use development.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> |                                       |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> |

| SA Objective  | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   |   | P301 Land off Station Road, Foulridge |  |   |
|---|--|---|---|---------------------------------------|--|---|
|   | Score  | Commentary on effects of the policy   |   | Score                                 | Commentary on effects of the policy  |   |
|   | +  | <p>A minor positive for the plan period.</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |   | 0                                     | <p>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -   | 0   | +                                     | 0  | 0   |
|   | 0  |   | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key services. No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is located in within 2000m of primary school</p> <p>The proposal is accessible to a range services and facilities and is considered to score a neutral effect against this objective.</p> <p><u>Term</u><br/>Neutral effects from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u><br/>Potential requirement for financial contributions for service provision.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> | +                                     |  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one key service of more. No service provision is proposed on site. The development is however small in scale and unlikely to result in much pressure on services and facilities. The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to score a minor positive effect against this objective.</p> <p><u>Term</u><br/>Minor positive effect for the plan period.</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | 0   | 0   | +                                     | 0  | 0   |
|   |  |   | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or 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.</p> <p>The proposal bordered by open countryside and residential uses. The proposal is considered compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   |                                       |  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space. Little 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 development is however small in scale and unlikely to result in much pressure on services and facilities.</p> <p>The proposal bordered by open countryside. The proposal is compatible with this use.</p>  |

| SA Objective   | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   |  |  | P301 Land off Station Road, Foulridge |   |   |  |
|--|--|---|--|--|---------------------------------------|---|---|--|
|  | Score  |   | Commentary on effects of the policy  |  | Score                                 |   | Commentary on effects of the policy   |  |
|  | +  |   | <p><b><u>Term</u></b></p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Open space to be delivered on site. Contribution towards open space provision may also be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |  | +                                     |   | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Likely minor positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m of one or more transport services. Minor congestion locally however the proposal is unlikely to cause a significant worsening on this.</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><b><u>Term</u></b></p> <p>A likely minor positive effect from the medium term with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +                                     | 0 | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 400m from one or more transport services. No known congestion issues locally.</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 for this objective.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|  |  |   |  |  |                                       |   |   |  |

| SA Objective  | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   |  | P301 Land off Station Road, Foulridge |   |   |
|---|--|---|--|---------------------------------------|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | --                                    |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent adverse effects.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
| 7. To conserve and enhance water quality and resources.                   | --   | - | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 10m of a watercourse or water body (Kelbrook 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><b>Term</b></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development directed away from the water course. Discharge into water course managed with onsite drainage to prevent increase in flood risk. Likely need for flood risk management infrastructure along Kelbrook Beck.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0                                     | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
|   | -  |   |  | 0                                     |   |   |

| SA Objective   | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   | P301 Land off Station Road, Foulridge |   |
|--|--|---|---------------------------------------|---|
|  | 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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>                              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   |  | P301 Land off Station Road, Foulridge |   |  |
|---|--|---|--|---------------------------------------|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?                                     | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | -                                     | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements  | - ? +  | <p><b><u>Likely Significant Effects</u></b><br/>The site is located within 100m of locally designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly amenity grassland.<br/>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>  |  | - ? +                                 | <p><b><u>Likely Significant Effects</u></b><br/>The site is located within 100m of locally designated site.<br/>It is unclear whether the Site fulfils an important role for protected species. The site is predominantly improved grassland.<br/>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>   |  |

| SA Objective   | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   | P301 Land off Station Road, Foulridge |   |
|--|--|---|---------------------------------------|---|
|  | Score  | Commentary on effects of the policy   | Score                                 | Commentary on effects of the policy   |
| to the green infrastructure network.   | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0                                     | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0                                     | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook |   | P301 Land off Station Road, Foulridge |  |
|---|--|---|---------------------------------------|--|
|   | Score  | Commentary on effects of the policy   | Score                                 | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not contain features which contribute strongly towards the qualities of this LCA. Little harm is likely to result to the LCA as a result of the site's development. The Site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of Kelbrook. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><b><u>Term</u></b></p> <p>Significant adverse reducing with mitigation and if developed with P068.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                     | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site is isolated from Foulridge, The Site does not reflect the noted qualities of this LCA. The Site is separated from the built up area of the village by the Colne to Skipton disused railway. The site does not therefore follow the pattern of development of the village, and represents a significant development of inappropriate scale and type within the open countryside. The development would be highly visible from PROW which is located adjacent to and in the wider area to the Site. This harm is less apparent from views further afield. Boundary treatments and careful siting and scaling of development may keep affects to adverse rather than significant adverse.</p> <p><b><u>Term</u></b></p> <p>Likely significant adverse effect unless mitigated.</p> <p><b><u>Mitigation</u></b></p> <p>Boundary treatments and careful siting and scaling of development</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield & P304 Land West of Colne Road, Earby**



| SA Objective  | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   |  | P304 Land West of Colne Road, Earby |   |   |
|---|---|---|--|-------------------------------------|---|---|
|   | 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><b>Likely Significant Effects</b></p> <p>The Site has capacity for 650 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Significant positive effect across the plan period from the medium to long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | ++                                  |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 210 dwellings and as such is considered to have a significant positive effect.</p> <p><b>Term</b></p> <p>Significant positive effect in medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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  | 0                                   | + | 0   |
|   | +   |   | <p><b>Likely Significant Effects</b></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 (Heasanford 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | +                                   |   | <p><b>Likely Significant Effects</b></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 (West Craven Business Park).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective  | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield   |    |   | P304 Land West of Colne Road, Earby  |   |   |
|---|---|----|---|--|---|---|
|   | Score   |    |   | Score  |   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | -- | + | ++   | - | 0 |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key services or 2000m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The development would result in considerable pressure on existing services and facilities. Contributions or direct provision required to address this impact.</p> <p>The Site is located in within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to a range services and facilities and is considered to score a minor adverse potentially reducing towards neutral/minor positive with mitigation</p> <p><b>Term</b></p> <p>Minor adverse effects reducing in the medium term with mitigation.</p> <p><b>Mitigation</b></p> <p>Likely need for financial contributions for service provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |    |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in pressure on existing services and facilities.</p> <p>The Site is located in within 2000m of a primary school</p> <p>The proposal is accessible to some services and facilities and is considered to score a minor positive effect against this objective.</p> <p><b>Term</b></p> <p>Minor positive in the medium term with mitigation.</p> <p><b>Mitigation</b></p> <p>Likely need for financial contributions for service provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | -  | 0 | ++   | 0 | 0 |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space</p> <p>Site made up of large informal open space heavily used by local residents. Scope exists for new open space as part of development however the offer will be less and different to that currently available. In addition the proposal is of the scale and location where its development may result in increased pressure on the South Pennines SSSI/SPA owing to increased recreation visits by residents and displaced existing residents (dog walkers) etc. The impact of the developing of</p>  |    |   | <p><b>Likely Significant Effects</b></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 proposal bordered by open countryside and residential dwellings. The proposal is compatible with this use.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p>   |   |   |

| SA Objective   | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   |  | P304 Land West of Colne Road, Earby |  |  |
|--|---|---|--|-------------------------------------|--|--|
|  | Score   | Commentary on effects of the policy   |  | Score                               | Commentary on effects of the policy  |  |
|  | 0   | <p>the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</p> <p>The proposal bordered by open countryside, residential uses and a golf course. The proposal is considered compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential neutral effect from the medium to long term with mitigation measures implementation.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may be required. The impact of the developing of the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p> |  | +                                   | <p><u>Term</u></p> <p>Likely minor positive effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site delivery of open space. Contribution towards open space provision may also be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>  |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in | <div>+<div>?/-</div></div> 0                                      | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>No capacity issues exist locally. Scale of the proposal means that a thorough assessment of local traffic conditions and the impacts of developing the site on the local highway network will need to be assessed. Site is currently landlocked without a suitable access.</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 neutral effect for this objective.</p>  |  | <div>+<div>?</div></div> 0          | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services.</p> <p>No known congestion issues locally. Scale of the proposal means that a thorough assessment of local traffic conditions and the impacts of developing the site on the local highway network will need to be assessed</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 for this objective.</p> <p><u>Term</u></p> |  |

| SA Objective  | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   |   | P304 Land West of Colne Road, Earby |   |  |
|---|---|---|---|-------------------------------------|---|--|
|   | Score   |   | Commentary on effects of the policy   | Score                               |   | Commentary on effects of the policy  |
| infrastructure with growth.   | 0   |   | <p><b>Term</b><br/>A potential neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | +                                   |   | <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | -   |   | <p><b>Likely Significant Effects</b><br/>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><b>Term</b><br/>Permanent minor adverse effect.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p>   | ---                                 |   | <p><b>Likely Significant Effects</b><br/>The Site is greenfield and may include BMV land. As a result the site has a minor negative effect on this objective.</p> <p><b>Term</b><br/>Permanent adverse effects.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 7. To conserve and enhance water quality and resources.                   | 0   | 0 | <p><b>Likely Significant Effects</b><br/>The Site is not located within 50m of a watercourse or water body<br/>The development will not require an upgrade to water management infrastructure.<br/>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Permanent neutral effect.</p>  | 0                                   | 0 | <p><b>Likely Significant Effects</b><br/>The Site is not located within 50m of a watercourse or water body<br/>The development will not require an upgrade to water management infrastructure.<br/>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b><br/>Permanent neutral effect.</p>   |

| SA Objective   | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   | P304 Land West of Colne Road, Earby |   |
|--|---|---|-------------------------------------|---|
|  | Score   | Commentary on effects of the policy   | Score                               | Commentary on effects of the policy   |
|  | 0   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  | 0                                   | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | -   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1. The Site however has a high risk of flooding from surface water. As such the proposal is assessed as having a minor adverse effect on this objective.<br><u>Term</u><br>Minor adverse effect potentially reducing with the adoption of successful mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of flood risk. Sufficient storage capacity provided on site to prevent an increase in flood risk elsewhere.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. | -                                   | <u>Likely Significant Effects</u><br>The Site is located in Flood Zone 1. The Site however has a high risk of flooding from surface water. As such the proposal is assessed as having a minor adverse effect on this objective.<br><u>Term</u><br>Minor adverse effect potentially reducing with the adoption of successful mitigation measures.<br><u>Mitigation</u><br>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of flood risk. Sufficient storage capacity provided on site to prevent an increase in flood risk elsewhere.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>Site specific detail to be assessed at the planning application stage. |
| 9. To improve air quality.   | 0   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  | 0                                   | <u>Likely Significant Effects</u><br>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.<br><u>Term</u><br>Neutral effects over the plan period.<br><u>Mitigation</u><br>Adoption of measures to promote access and travel by sustainable transport modes.<br><u>Assumptions</u><br>None<br><u>Uncertainties</u><br>None  |

| SA Objective  | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   |   | P304 Land West of Colne Road, Earby |   |   |
|---|---|---|---|-------------------------------------|---|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?                                   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   | -                                   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | ?   | ?   | 0 | -                                   | ?   | + |
|   |   | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of a designated site. Site made up of large informal open space heavily used by local residents. Scope exists for new open space as part of development however the offer will be less and different to that currently available. In addition the proposal is of the scale and location where its development may result</p>  |   |                                     | <p><b>Likely Significant Effects</b></p> <p>The site is located within 100m of locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland.</p> <p>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>  |   |

| SA Objective   | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   | P304 Land West of Colne Road, Earby |   |
|--|---|---|-------------------------------------|---|
|  | Score   | Commentary on effects of the policy   | Score                               | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | ?   | <p>in increased pressure on the South Pennines SSSI/SPA owing to increased recreation visits by residents and displaced existing residents (dog walkers) etc. The impact of the developing of the South Pennines SSSI/SPA will need to be understood with appropriate mitigation provided in response.</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>Overall the proposal is considered to have an uncertain effect on this objective.</p> <p><b>Term</b><br/>There is an uncertain effect of the proposals impact for this objective.</p> <p><b>Mitigation</b><br/>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. Further assessment needed of site connection to South Pennines SSSI.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0                                   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0                                   | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P303 Land South of Nelson Golf Course, Kings Causeway, Brierfield |   | P304 Land West of Colne Road, Earby |  |
|---|---|---|-------------------------------------|--|
|   | Score   | Commentary on effects of the policy   | Score                               | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contributes significantly to this character area at a local and neighbourhood level, providing a sloping agricultural landscape transitional in its nature to the Pennines Moorlands which is open and consists of dry-stone walled boundaries. Some vegetation exists along boundaries and within fields. The development of the Site would potentially cause considerable harm to the LCA at the local level. The Site protrudes significantly into open countryside and relates poorly to the built up area of Harle Syke in neighbouring Burnley BC to the south. The Site is crossed by a number of public right of ways with substantial changes to the views, character and experience had from these footways. The Site is in an elevated position and highly visible from the south. The Site is locally valued owing to its recreational value. A significant adverse effect is assessed, capable of reducing to adverse with mitigation measure.</p> <p><b><u>Term</u></b></p> <p>Significant adverse reducing to a limited extent with mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development should be confined to the southern parts of the Site to relate more closely with existing and approved development adjacent to Harle Syke. Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area. At a site level some features reflect the qualities of the LCA such as rising topography and vegetated boundaries, however the role of the Site within the LCA is reduced significantly by its containment by existing development. The proposal would result in the coalescence of two separate settlements Earby and Sough, creating a single linear settlement extending from Kelbrook in the south. The proposal would provide for significant adverse change to the local character and identity of the area. Significant harm is identified.</p> <p><b><u>Term</u></b></p> <p>Permanent significant harm.</p> <p><b><u>Mitigation</u></b></p> <p>Any development south of Earby would reduce significantly the small but important gap between Earby and Sough and so mitigation is not possible.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



### P305 Land at Harpers Lane, Fence & P306 Land off Robinson Lane, Reedley

| SA Objective  | P305 Land at Harpers Lane, Fence  |   |   | P306 Land off Robinson Lane, Reedley  |   |   |
|---|---|---|---|---|---|---|
|   | Score   |   |   | Score   |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++  |   |   | ++  |   |   |
|   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Significant positive from the medium to long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 125 dwellings and as such is considered to have a Significant positive effect.</p> <p><b>Term</b></p> <p>Significant positive effect in medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0 | 0   | + | 0 |
|   | 0   |   |   | +   |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Likely Significant Effects</b></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 (Lomeshaye).</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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |

| SA Objective  | P305 Land at Harpers Lane, Fence  |   |   | P306 Land off Robinson Lane, Reedley  |   |   |
|---|---|---|---|---|---|---|
|   | Score   |   |   | Score   |   |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | - | 0 | ++  | - | + |
|   | 0   |   |   | +/++  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one or more key services. No service provision is proposed on site. The development would result in pressure on existing services and facilities.</p> <p>The Site is located in within 2000m of a primary school.</p> <p>The proposal is accessible to some services and facilities and is considered to score a neutral effect for this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Likely need for financial contributions for service provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a local centre (Brierfield) No service provision is proposed on site. The development would result in pressure on existing services and facilities.</p> <p>The Site is located in within 800m of primary school and 2000m of a secondary school</p> <p>The proposal is accessible to a range services and facilities and is considered to have a minor positive to significant positive effect against this objective.</p> <p><b>Term</b></p> <p>Minor positive to significant positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Likely need for financial contributions for service provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | - | +   | 0 | 0 |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal bordered by open countryside and residential uses. Pylons are located within the east of the Site and are a danger to public health.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or 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 proposal bordered by open countryside and residential uses, the Leeds Liverpool Canal and the Preston to Colne railway. Some boundary treatment works will be necessary between residential dwellings and the railway, otherwise the proposal is considered compatible with existing uses.</p>   |   |   |

| SA Objective   | P305 Land at Harpers Lane, Fence |   |   | P306 Land off Robinson Lane, Reedley |  |   |
|--|----------------------------------|---|---|--------------------------------------|--|---|
|  | Score                            | Commentary on effects of the policy   |   | Score                                | Commentary on effects of the policy  |   |
|  | 0                                | <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Likely neutral from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site open space provision. Contribution towards open space provision may also be required. New dwellings and private garden space sufficiently offset from pylons</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p>   |   | +                                    | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>On site open space provision. Contribution towards open space provision may also be required. Effective boundary treatment between proposed dwellings and the railway to limit effects of noise and vibration.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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                                | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. Some capacity issues locally due to onstreet parking within Fence. Harpers Lane is also narrow and will require widening. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><b>Term</b></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | 0                                    | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m from one or more transport services. No known congestion issues locally. Access issue to resolve over the railway. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely neutral effect for this objective.</p> <p><b>Term</b></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P305 Land at Harpers Lane, Fence |  | P306 Land off Robinson Lane, Reedley |   |
|---|----------------------------------|--|--------------------------------------|---|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | -                                    | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of greenfield (though partially developed). Not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | 0                                | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Permanent neutral effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | --                                   | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within 10m of a water course of water body (Leeds Liverpool Canal)</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from Canal, with drainage managed on-site to limit flow into canal.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0                                |  | -                                    |   |

| SA Objective   | P305 Land at Harpers Lane, Fence |   | P306 Land off Robinson Lane, Reedley |   |
|--|----------------------------------|---|--------------------------------------|---|
|  | 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. | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | <b>0</b>                             | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | <b>0</b>                             | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P305 Land at Harpers Lane, Fence |   |  | P306 Land off Robinson Lane, Reedley |   |  |
|---|----------------------------------|---|--|--------------------------------------|---|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?                                    | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | -                                    | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 ? +                            | <p><b>Likely Significant Effects</b></p> <p>The site 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 adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>   |  | - ? +                                | <p><b>Likely Significant Effects</b></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly semi improved grassland.</p> <p>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>  |  |

| SA Objective   | P305 Land at Harpers Lane, Fence |   | P306 Land off Robinson Lane, Reedley |   |
|--|----------------------------------|---|--------------------------------------|---|
|  | Score                            | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | <b>+</b>                         | <p>Overall the proposal is considered to have a likely minor positive effect on this objective.</p> <p><b>Term</b><br/>Minor positive effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | <b>0</b>                             | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>                         | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | <b>0</b>                             | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P305 Land at Harpers Lane, Fence |   | P306 Land off Robinson Lane, Reedley |   |
|---|----------------------------------|---|--------------------------------------|---|
|   | Score                            | Commentary on effects of the policy   | Score                                | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | --                               | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site forms part of the transitional landscape located between the Calder Valley and Pendle Hill, and provides a clear boundary to the village of Fence (a dense but reasonably small settlement within the LCA). The Site is considered to contribute significantly to this LCA within the locality and from wider views. Its development could cause considerable harm to the LCA. The Site represents a significant extension of the built form of Fence which fails to reflect the existing pattern of development (being linear on an SW to NE axis). The proposal would result in a major development at an elevated and highly visible position above the village. It would also bring the village closer to the AONB which lies just to the north and may affect its setting. A group TPO is located within the north western part of the site and would be significantly adversely affected by the development of the Site. The Site is designated Green Belt, and recently found to have a major contribution to the Green Belt purposes within the Green Belt review. The release of the site for development would therefore conflict with national planning policy. There are no very special circumstances under which to allow the development of the Site. Overall a significant adverse effect which could not be mitigation under current circumstances.</p> <p><b><u>Term</u></b></p> <p>None.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                    | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contributes at a very localised level to this LCA given the site features of a sloping agricultural field contained by existing vegetated boundaries. The site is however very well contained and so its role within the wider LCA is negligible. The proposal is proportionate and relates well to the existing settlement and built up area and features contained by existing residential development to the north, the Colne branch line to the east and the Leeds Liverpool Canal to the west. The Site is open in its current form with long distant views available from the Site. Some harm is identified given that there are PROW running through the site and along Robinson Lane which would have their outlook dramatically altered by the development of the Site. Harm is limited by the fact that the site would be seen in the context of the wider settlement from other areas.</p> <p><b><u>Term</u></b></p> <p>Likely adverse effects reduced somewhat over the longer term by mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>PROW retained in situ with sufficient open space alongside to maintain some sense of openness, green corridors through the Site should be considered to maintain any key views.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



## P307 Land off Keighley Road, Colne & P308 Land at Carry Lane, Colne

| SA Objective  | P307 Land off Keighley Road, Colne  |   |   | P308 Land at Carry Lane, Colne   |   |   |
|---|---|---|---|--|---|---|
|   | Score   |   |   | Score  |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++  |   |   | +  |   |   |
|   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 100 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Significant positive from the medium to long term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 30 dwellings and as such is considered to have a minor positive effect.</p> <p><b>Term</b></p> <p>Minor positive effect in medium term</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0  | + | 0 |
|   | <p><b>Likely Significant Effects</b></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 (Colne 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |   |   | <p><b>Likely Significant Effects</b></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 (Colne 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><b>Term</b></p> <p>A minor positive effect for the plan period.</p> |   |   |

| SA Objective  | P307 Land off Keighley Road, Colne |   |  | P308 Land at Carry Lane, Colne |   |  |
|---|------------------------------------|---|--|--------------------------------|---|--|
|   | Score                              | Commentary on effects of the policy   |  | Score                          | Commentary on effects of the policy   |  |
|   | +                                  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  | +                              | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - +                             | <u>Likely Significant Effects</u><br>The Site is located within 800m of a town centre (Colne)<br>No service provision is proposed on site. The development would result in pressure on existing services and facilities.<br>The Site is located in within 800m of primary school and 2000m of a secondary school<br>The proposal is accessible to a range services and facilities and is considered to have a minor positive to significant positive effect against this objective.<br><u>Term</u><br>Minor positive to significant positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Likely need for financial contributions for service provision.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  | ++ - +                         | <u>Likely Significant Effects</u><br>The Site is located within 800m of a town centre (Colne)<br>No service provision is proposed on site. The development would result in pressure on existing services and facilities.<br>The Site is located in within 800m of primary school and 2000m of a secondary school<br>The proposal is accessible to a range services and facilities and is considered to have a minor positive to significant positive effect against this objective.<br><u>Term</u><br>Minor positive to significant positive effect from the medium term with the implementation of mitigation measures.<br><u>Mitigation</u><br>Likely need for financial contributions for service provision.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |  |
|   | +/++                               |   |  | +/++                           |   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ 0 0                             | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP or open space<br>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal bordered by open countryside, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.  |  | ++ - 0                         | <u>Likely Significant Effects</u><br>The Site is located within 800m of a GP and open space<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.<br>The proposal bordered by open countryside, residential uses, and an allotment. Surrounding uses are considered to be compatible with the proposal.<br>On balance the proposal is considered to likely have a minor positive effect on this objective.   |  |
|   |                                    |   |  |                                |   |  |

| SA Objective   | P307 Land off Keighley Road, Colne |  |   | P308 Land at Carry Lane, Colne |  |   |
|--|------------------------------------|--|---|--------------------------------|--|---|
|  | Score                              | Commentary on effects of the policy  |   | Score                          | Commentary on effects of the policy  |   |
|  | +                                  | <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b><br/>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Open Space provided on site. Contribution towards open space provision may also be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None</p>   |   | +                              | <p><b>Term</b><br/>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Contribution towards open space provision may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>Likely Significant Effects</b><br/>The Site is located within 400m of one or more transport services. Limited congestion issues locally. Site is relatively small in scale, distance from, and sustainably located to contribute to issues in North Valley.</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><b>Term</b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   | +                              | <p><b>Likely Significant Effects</b><br/>The Site is located within 400m of one or more transport services. Limited congestion issues locally. Site is relatively small in scale, distance from, and sustainably located to contribute to issues in North Valley.</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><b>Term</b><br/>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |   |

| SA Objective  | P307 Land off Keighley Road, Colne |   |  | P308 Land at Carry Lane, Colne |   |  |
|---|------------------------------------|---|--|--------------------------------|---|--|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -                              |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is comprised of greenfield (though partially developed). Not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | --                                 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 10m of a watercourse or water body (Colne Water).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse potentially reducing with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be directed away from the river, with drainage managed on-site to limit flow into river which might serve to increase flood risk.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0                              | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body</p> <p>The development will not require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | -                                  |   |  | 0                              |   |  |

| SA Objective   | P307 Land off Keighley Road, Colne |   | P308 Land at Carry Lane, Colne |  |
|--|------------------------------------|---|--------------------------------|--|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0                              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p>  |
| 9. To improve air quality.   | 0                                  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>                         | -                              | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located within 500m of the Colne AQMA. The Site therefore has a minor adverse effect on this objective.</p> <p><b><u>Term</u></b><br/>Minor adverse effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes. The Site is relatively small in scale and well located for its access to services, facilities, shops and sources of employment without needing to travel by car, and without needing to travel through the Colne AQMA.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p> |

| SA Objective  | P307 Land off Keighley Road, Colne |   |  | P308 Land at Carry Lane, Colne |   |  |
|---|------------------------------------|---|--|--------------------------------|---|--|
|   | Score                              |   | Commentary on effects of the policy  | Score                          |   | Commentary on effects of the policy  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?                                  |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                              |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -                              |   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0                                  | ? | 0  | 0                              | ? | 0  |
|   |                                    |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. Semi-natural broadleaved woodland exists along the northern boundary of the Site.</p> <p>The Site is not located within the Green Infrastructure network.</p>   |                                |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland.</p> <p>The Site is adjacent to the Green Infrastructure network and as such has the potential to link to, enhance and expand this network.</p>  |

| SA Objective   | P307 Land off Keighley Road, Colne |   | P308 Land at Carry Lane, Colne |   |
|--|------------------------------------|---|--------------------------------|---|
|  | Score                              | Commentary on effects of the policy   | Score                          | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0                                  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | 0                              | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0                                  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  | 0                              | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |

| SA Objective  | P307 Land off Keighley Road, Colne |  | P308 Land at Carry Lane, Colne |   |
|---|------------------------------------|--|--------------------------------|---|
|   | Score                              | Commentary on effects of the policy  | Score                          | Commentary on effects of the policy   |
| 14. To conserve and enhance landscape character and townscapes. | -                                  | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is located within the Industrial Urban Character Area. The Site does not reflect the character of this area and is more akin to the Industrial Foothills and Valleys LCA (Zone 6a) which will it fulfils a local contributions within the semi-industrial South Valley of Colne. The development of this site could have a local adverse effect on this LCA. The proposal sites relates broadly well to the existing built up area of Colne and largely respects the character and pattern of development the settlement. The Site is located on a steep slope which is visible to the south for the southern side of South Valley. The development would however largely be seen in the context of the wider settlement. An exception may be the scale of development and size of the extension proposal which is not as well contained, and sees development protrude more southwards than otherwise seen locally. The development of the entirety of the Site would also bring development close to the public right of way which follows Colne Water at the bottom of the valley, affecting views and aspect from this public route. The development could also reduce the tranquillity and character of the cemetery which is located adjacent to the site to the west. A minor adverse effect is assessed which could be mitigated to almost neutral with suggested mitigation measures.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects reducing in the longer term.</p> <p><b><u>Mitigation</u></b></p> <p>Development should not extend further southwards than existing development to the east, and the extent of the cemetery to the west. Boundary treatment along the southern and western boundaries would reduce the effects and visibility of the site from further afield.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0                              | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The site does not reflect the character of this area and is more akin to the Industrial Foothills and Valleys LCA (Zone 6a). The site is small and scale and doesn't contribute to any scale beyond the site towards this LCA. The proposal site relates well to the existing built up area of Colne with development on two sides of the proposal. The proposal is not out of character or scale with that of the wider settlement. The Site is located on a steep slope which is visible to the south from the southern side of South Valley. The development however would be seen in the context of the wider settlement which also slopes downwards either side of the ridge that forms the town centre.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effects once complete.</p> <p><b><u>Mitigation</u></b></p> <p>Development should avoid going beyond the current southern extent of current development to the west.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



### P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick & P029 Land off Trent Road, Nelson

| SA Objective  | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick  |   |   | P029 Land off Trent Road, Nelson   |   |   |
|---|---|---|---|--|---|---|
|   | Score   |   |   | Score  |   |   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   |   | +  |   |   |
|   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 87 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 6 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the medium to long term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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  | + | 0 |
|   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is in use for employment but understood to be surplus to requirements. The Site forms part of protected employment land which would be lost to housing if developed. The Site is available for employment as part of a mixed use development, ensuring that the Site continues to contribute to the local economy. An increase in jobs is expected at the site as part of proposals.</p> <p>The Site is located within 2,000m of the nearest major employment site (Crow Nest/Barnoldswick 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><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is located within 2,000m of the nearest major employment site (Southfield Business District).</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><b><u>Term</u></b></p> |   |   |

| SA Objective  | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |   |  | P029 Land off Trent Road, Nelson |   |  |
|---|--|---|--|----------------------------------|---|--|
|   | Score  | Commentary on effects of the policy   |  | Score                            | Commentary on effects of the policy   |  |
|   | +  | <p>Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely permanent minor positive effect with benefits for a range of sectors. Including construction during building.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  | +                                | <p>Likely minor positive effects from economic benefits during construction and contribution made to the local economy by future residents of the Site.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ - ++  | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The development would result in pressure on existing services and facilities.</p> <p>The Site is located in within 800m of school provision.</p> <p>The proposal is accessible to a range services and facilities and is considered to have a significant positive to minor positive effect against this objective.</p> <p><b>Term</b></p> <p>Significant positive to minor positive effect from commencement and occupation of the development.</p> <p><b>Mitigation</b></p> <p>Likely need for financial contributions for service provision.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | + 0 +                            | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of one key service or more or 2,000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities.</p> <p>The Site is located in within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> |  |
|   | ++/+   |   |  | +                                | <p><b>Term</b></p> <p>Significant positive to minor positive effect from commencement and occupation of the development.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |

| SA Objective   | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick  |   |   | P029 Land off Trent Road, Nelson  |   |   |
|--|---|---|---|---|---|---|
|  | Score   |   |   | Score   |   |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | ++  | 0 | - | +   | 0 | 0 |
|  | <p><b>Likely Significant Effects</b></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 proposal bordered by existing residential and commercial uses as well as the Leeds Liverpool Canal. Neighbouring commercial uses may due to ongoing activities have an adverse effect on future occupiers of the Site during to noise, air, light, dust, or vibrations. Sufficient mitigation measures will be required to overcome this potential conflict in uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><b>Term</b></p> <p>Likely minor positive effect following completion of the Site as open space is made available to residents.</p> <p><b>Mitigation</b></p> <p>Open space to be provided on site. Contribution towards open space provision may also be required. New dwellings will need to be sited, and orientated, applying measures in building design to minimise adverse effects from operations from surrounding commercial uses, and commercial uses proposed within the site. Boundary treatments and public open space may be required to offset residential development from incompatible neighbouring uses.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 800m of a GP or open space</p> <p>Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.</p> <p>The proposal site is bordered by residential and education uses. Open countryside is located to the east. The proposed use is considered to be compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><b>Term</b></p> <p>Likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p> |   |   |

| SA Objective   | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |   |   | P029 Land off Trent Road, Nelson   |  |  |
|--|--|---|---|--|--|--|
|  | Score  |   |   | Score  |  |  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | 0 | 0 | Likely Significant Effects   |  |  |
|  |  |   |   | The Site is located within 400m of one or more transport services. Limited congestion issues locally which would be adversely affected by the proposed development. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective. |  |  |
|  | +  |   |   | Term   |  |  |
|  |  |   |   | A likely minor positive effect from occupation.  |  |  |
|  | +  |   |   | Mitigation   |  |  |
|  |  |   |   | Investment in cycle storage and pedestrian and cycle links may be required.  |  |  |
|  | +  |   |   | Assumptions  |  |  |
|  |  |   |   | None.  |  |  |
|  | +  |   |   | Uncertainties  |  |  |
|  |  |   |   | None.  |  |  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ++   |   |   | Likely Significant Effects   |  |  |
|  |  |   |   | The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.   |  |  |
|  | ++   |   |   | Term   |  |  |
|  |  |   |   | Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.  |  |  |
|  | ++   |   |   | Mitigation   |  |  |
|  |  |   |   | None.  |  |  |
|  | ++   |   |   | Assumptions  |  |  |
|  |  |   |   | None.  |  |  |
|  | ++   |   |   | Uncertainties  |  |  |
|  |  |   |   | None.  |  |  |
|  | ++   |   |   | Likely Significant Effects   |  |  |
|  |  |   |   | The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.   |  |  |
|  | ++   |   |   | Term   |  |  |
|  |  |   |   | Permanent minor adverse effect.  |  |  |
|  | ++   |   |   | Mitigation   |  |  |
|  |  |   |   | None.  |  |  |
|  | ++   |   |   | Assumptions  |  |  |
|  |  |   |   | None.  |  |  |
|  | ++   |   |   | Uncertainties  |  |  |
|  |  |   |   | None.  |  |  |

| SA Objective   | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |  | P029 Land off Trent Road, Nelson |   |
|--|--|--|----------------------------------|---|
|  | Score  | Commentary on effects of the policy  | Score                            | Commentary on effects of the policy   |
| 7. To conserve and enhance water quality and resources.  | --<br><b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 10m of a watercourse or water body (Leeds Liverpool Canal).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be directed away from the Canal, with drainage managed on-site to limit flow into the Canal.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | --<br><b>0</b>                   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 10m of a watercourse or water body (Clough Head Brook).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1, with medium risk of surface water flooding and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with adoption of sufficient drainage measures in accordance with policy.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p>  | <b>0</b>                         | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1, with very low risk of surface water flooding and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects with adoption of sufficient drainage measures in accordance with policy.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p>   |

| SA Objective   | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |   | P029 Land off Trent Road, Nelson |   |
|--|--|---|----------------------------------|---|
|  | Score  | Commentary on effects of the policy   | Score                            | Commentary on effects of the policy   |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0                                | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | ?  | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?                                | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |

| SA Objective  | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |   |  | P029 Land off Trent Road, Nelson                         |   |  |
|---|--|---|--|--|---|--|
|   | Score  | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy   |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0  | <p><b>Likely Significant Effects</b></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect for the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |  | -  | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | <div> <div>-</div> <div>?</div> <div>+</div> </div><br>0     | <p><b>Likely Significant Effects</b></p> <p>The site is located within 100m of a locally designated site. Initial assessment work shows that the Site is likely to be of limited value for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its redevelopment gives rise to opportunity to connect to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  | <div> <div>0</div> <div>?</div> <div>0</div> </div><br>0 | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of a designated site. It is unclear what role the Site has for protected species. The site is predominantly improved grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b></p> <p>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |  |

| SA Objective   | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |  | P029 Land off Trent Road, Nelson |   |
|--|--|--|----------------------------------|---|
|  | Score  | Commentary on effects of the policy  | Score                            | Commentary on effects of the policy   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located near the Southfield Conservation Area and there is a Grade II* Listed Building within influence of the Site. Development of the Site may result in adverse effects for this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to be most significant during construction and post completion. The effects of the development will reduce in the longer term as mitigation measures establish.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of soft boundary treatments. Small scale development. Development to be consistent with the scale of existing neighbouring dwellings.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



| SA Objective  | P309 Land at Ouzledale Foundary, Long Ing Lane, Barnoldswick |   | P029 Land off Trent Road, Nelson |  |
|---|--|---|----------------------------------|--|
|   | Score  | Commentary on effects of the policy   | Score                            | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site comprises of developed/previously development employment land and as such does not contribute towards this LCA. The proposal site is located within the built up area of Barnoldswick. The site is currently used for employment, and is of limited built quality, and large parts of the site vacant or underused. Whilst the Site doesn't necessarily detract from the wider area, its redevelopment does present the opportunity to enhance the character and quality of the area, enabling a broader range of uses which extend beyond working hours. Such a proposal could also enable for an improved frontage along the Leeds Liverpool Corridor, enhancing this as a recreational route through the town.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects likely to turn positive in the longer term once the development is completed.</p> <p><b><u>Mitigation</u></b></p> <p>Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0                                | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site makes a modest contribution towards this character area on a site level and for areas in close proximity to the site, noting its sloping character, relative openness, and proximity to an existing watercourse. Minimal local harm may be caused but this is minimised by the wider urban context to the site. The proposal site is small in scale and located adjacent to the built up area. The Site is well contained by existing uses and features and its development would not result in uncontrolled urban sprawl into the open countryside. Whilst the Site is visible to views from the open countryside to the east, the Site is limited in scale and would be seen against the context of existing development. Overall at neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed.</p> <p><b><u>Mitigation</u></b></p> <p>Existing natural boundaries to be retained and enhanced as far as possible. Boundary strengthening to the brook most essential. Development to be limited in extent and consistent with existing built form.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P112 Land adjacent to 12 Wheatley Lane Road, Barrowford & P128 Throstle Nest Mill, Bankhouse Road, Nelson

| SA Objective  | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |   |   |  | P128 Throstle Nest Mill, Bankhouse Road, Nelson |   |   |   |
|---|---|---|---|--|---|---|---|---|
|   | Score   |   |   | Commentary on effects of the policy  | Score   |   |   | Commentary on effects of the policy   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 4 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the short term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | +   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 8 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the short term</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is located in excess of 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A likely permanent neutral effect.</p> | -   | + | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is in use for employment. The Site is in allocated mixed used development within the Bradley AAP. The proposal does not however seek to promote employment use of the Site. As a result the proposal would result in the loss of employment land.</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 neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>A likely permanent neutral effect.</p> |
|   | 0   |   |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | 0   |   |   | <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

| SA Objective  | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |   |   |   | P128 Throstle Nest Mill, Bankhouse Road, Nelson |   |   |  |
|---|---|---|---|---|---|---|---|--|
|   | Score   |   |   | Commentary on effects of the policy   | Score   |   |   | Commentary on effects of the policy  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | 0 | 0 | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Barrowford)<br/>No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities.<br/>The Site is located in within 2000m of a primary school.<br/>The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> <p><u>Term</u><br/>Minor positive effect from commencement and occupation of the development.</p> <p><u>Mitigation</u><br/>None</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> | ++  | 0 | + | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Nelson)<br/>No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities.<br/>The Site is located in within 800m of a primary school and 2000m of a secondary school<br/>The proposal is accessible to a range services and facilities and is considered to have a minor positive to significant positive effect against this objective.</p> <p><u>Term</u><br/>Minor positive to significant positive effect from commencement and occupation of the development.</p> <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |
|   | +   |   |   |   | + / ++  |   |   |  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++  | - | 0 | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space<br/>The Site is partially designated as open space which could be lost as part of the Site’s redevelopment. Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.</p>   | ++  | 0 | - | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space<br/>Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.<br/>The proposal site is bordered by both residential and commercial uses. A potential adverse effect exists for future occupiers if redeveloped for housing.<br/>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p>   |
|   |   |   |   |   |   |   |   |  |

| SA Objective   | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |   |   | P128 Throstle Nest Mill, Bankhouse Road, Nelson |   |   |
|--|---|---|---|---|---|---|
|  | Score   | Commentary on effects of the policy   |   | Score   | Commentary on effects of the policy   |   |
|  | +   | <p>The proposal site is bordered by residential and education uses. Open countryside is located to the north and west. The proposed use is considered to be compatible with existing uses.</p> <p>The proposal is considered to likely have a minor positive effect on this objective.</p> <p><b>Term</b></p> <p>Likely permanent minor positive effect with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Areas of the site within designated open space should be retained and kept free of development.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p>                              |   | +   | <p><b>Term</b></p> <p>Likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>Siting and application of technical build requirements to limit effects of neighbouring uses on future occupiers.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | +   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services.</p> <p>No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |  | P128 Throstle Nest Mill, Bankhouse Road, Nelson |  |
|---|---|--|---|--|
|   | 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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent minor adverse effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   | ++  | <p><b>Likely Significant Effects</b></p> <p>The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources.                   | - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse or water body (unnamed).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | - 0   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 50m of a watercourse or water body (unnamed).</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b>Term</b></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><b>Mitigation</b></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |

| SA Objective   | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |  | P128 Throstle Nest Mill, Bankhouse Road, Nelson |  |
|--|---|--|---|--|
|  | 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. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located in Flood Zone 1, with high risk of flooding from surface water and groundwater. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to be most pronounced during construction, with the potential to reduce with adoption of sufficient drainage measures in accordance with policy.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> | --  | <p><b><u>Likely Significant Effects</u></b></p> <p>Much of the Site is within FZ2/FZ3. The Site experiences a high risk of flooding from surface water and groundwater. A significant adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant adverse effects unlikely to be mitigated to any great degree.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   | 0   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   |

| SA Objective  | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |  |   | P128 Throstle Nest Mill, Bankhouse Road, Nelson |  |   |
|---|---|--|---|---|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   | ?   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |   |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0   | ?  | 0 | 0   | ?  | 0 |
|   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear what role the Site has for protected species. The site is predominantly improved grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p>   |   |   | <p><b><u>Likely Significant Effects</u></b></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear what role the Site has for protected species.</p> <p>The Site 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   | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |  | P128 Throstle Nest Mill, Bankhouse Road, Nelson |   |
|--|---|--|---|---|
|  | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | 0   | <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |



| SA Objective  | P112 Land adjacent to 12 Wheatley Lane Road, Barrowford |  | P128 Throstle Nest Mill, Bankhouse Road, Nelson |  |
|---|---|--|---|--|
|   | Score   | Commentary on effects of the policy  | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | -   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). Small scale development which is largely enclosed by existing features and development as such the Site is not considered to fulfil an important role within the LCA and the impact of developing the Site would be negligible. The Site relates relatively well to the settlement pattern. The Site is designated Green Belt and has been recently concluded to contribute to Green Belt purposes. The development of the Site would not be consistent with national planning policy.</p> <p><b><u>Term</u></b></p> <p>Likely permanent adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Urban Character Area. The nature and form of the Site means that the site may contribute in some way to the qualities of this area, particularly along its frontage. The proposal site is currently in employment use. This use is largely concealed by an existing water which doesn't detract from the streetscene. The redevelopment of the Site has the potential to deliver a changed streetscene which is likely to have an overall neutral effect.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed.</p> <p><b><u>Mitigation</u></b></p> <p>Existing boundaries to be retained and enhanced where possible. Design, materials and architecture to reflect the existing qualities of the Site, its current use, and industrial legacy.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

**P189 Land off Middleton Drive, Barrowford & P224 Russell Brothers Ltd, Waidhouse Road, Nelson**

| SA Objective  | P189 Land off Middleton Drive, Barrowford |   |   |   | P224 Russell Brothers Ltd, Waidhouse Road, Nelson |   |   |  |
|---|---|---|---|---|---|---|---|--|
|   | Score                                     |   |   | Commentary on effects of the policy   | Score   |   |   | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 7 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive from the short to medium</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | +   |   |   | <p><b>Likely Significant Effects</b></p> <p>The Site has capacity for 8 dwellings and as such is considered to have a minor positive effect for this objective.</p> <p><b>Term</b></p> <p>Minor positive from the short to medium</p> <p><b>Mitigation</b></p> <p>Planning obligations for the mix of housing.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is not located within 2,000m of the nearest major employment site.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the proposal is considered to have a neutral effect for this objective.</p> <p><b>Term</b></p> <p>Likely permanent neutral effects.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> | 0   | + | 0 | <p><b>Likely Significant Effects</b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is located within 2,000m of the nearest major employment site (Southfield Business District).</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><b>Term</b></p> <p>Likely minor positive effects from economic benefits during construction and contribution made to the local economy by future residents of the Site.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |
|   | 0   |   |   |   | +   |   |   |  |

| SA Objective  | P189 Land off Middleton Drive, Barrowford |   |   |  | P224 Russell Brothers Ltd, Waidshouse Road, Nelson |   |   |   |
|---|---|---|---|--|--|---|---|---|
|   | Score                                     |   |   | Commentary on effects of the policy  | Score  |   |   | Commentary on effects of the policy   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +   | 0 | 0 | <b>Likely Significant Effects</b><br>The Site is located within 2000m of a local centre (Barrowford)<br>No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities.<br>The Site is located in within 2000m of a primary school.<br>The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.<br><u>Term</u><br>Minor positive effect from commencement and occupation of the development.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. | +  | 0 | + | <b>Likely Significant Effects</b><br>The Site is located within 800m of one key service or more or 2,000m of a town centre (Nelson)<br>No service provision is proposed on site. The development however is small in scale and would not result in significant pressure for existing services and facilities.<br>The Site is located in within 800m of a primary school and 2000m of a secondary school<br><u>Term</u><br>Minor positive effect from commencement and occupation of the development.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.                    |
|   |   |   |   | +  |  |   |   | +   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +   | 0 | 0 | <b>Likely Significant Effects</b><br>The Site is located within 800m of a GP or open space<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.<br>The proposal site is bordered by residential and open countryside in agricultural use. The proposed use is considered to be compatible with existing uses.   | +  | 0 | 0 | <b>Likely Significant Effects</b><br>The Site is located within 800m of a GP or open space<br>Little scope exists within the development to accommodate new open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision.<br>The proposal site is bordered by residential, open space and commercial uses. The proposed use is largely compatible with surrounding uses. The adjacent commercial use may require some mitigation measures to be implemented to the design and layout of the proposal to prevent adverse effects. |
|   |   |   |   |  |  |   |   |   |

| SA Objective   | P189 Land off Middleton Drive, Barrowford |  |   | P224 Russell Brothers Ltd, Waidhouse Road, Nelson |   |   |
|--|---|--|---|---|---|---|
|  | Score                                     | Commentary on effects of the policy  |   | Score   | Commentary on effects of the policy   |   |
|  | +   | <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><b>Term</b></p> <p>Likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None</p>   |   | +   | <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><b>Term</b></p> <p>Likely minor positive effect with adoption of mitigation measures.</p> <p><b>Mitigation</b></p> <p>Site layout and design to take into account effects of neighbouring commercial site. Likely need for boundary treatment works.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><b>Term</b></p> <p>A likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   | +   | <p><b>Likely Significant Effects</b></p> <p>The Site is located within 400m of one or more transport services. No congestion issues locally which would be affected by the development. 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><b>Term</b></p> <p>A likely minor positive effect.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p> |   |

| SA Objective  | P189 Land off Middleton Drive, Barrowford |  |   | P224 Russell Brothers Ltd, Waidshouse Road, Nelson |  |   |
|---|---|--|---|--|--|---|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | ++   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 7. To conserve and enhance water quality and resources.                   |   |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |  |  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |

| SA Objective   | P189 Land off Middleton Drive, Barrowford |   | P224 Russell Brothers Ltd, Waidhouse Road, Nelson |   |
|--|---|---|---|---|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, with low risk of surface water flooding and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of sufficient drainage measures in accordance with policy.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, with low risk of surface water flooding and as such has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects with adoption of sufficient drainage measures in accordance with policy.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

| SA Objective  | P189 Land off Middleton Drive, Barrowford |   |  | P224 Russell Brothers Ltd, Waidhouse Road, Nelson |   |  |
|---|---|---|--|---|---|--|
|   | 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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> |  | ?   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects to submission of a planning application.</p> <p><b><u>Mitigation</u></b><br/>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent loss where developed.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with Lancashire County Council.</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |  | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0 ? 0                                     | <p><b><u>Likely Significant Effects</u></b><br/>The site is not located within 100m of a designated site. Initial assessment work shows that the Site is likely to be of limited value for protected species. The Site is predominantly amenity grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p>   |  | 0 ? 0   | <p><b><u>Likely Significant Effects</u></b><br/>The site is not located within 100m of a designated site. It is unclear what role the Site has for protected species. The Site not located within the Green Infrastructure Network. Overall the proposal is considered to have a likely neutral effect on this objective.</p>   |  |

| SA Objective   | P189 Land off Middleton Drive, Barrowford |  | P224 Russell Brothers Ltd, Waidshouse Road, Nelson |   |
|--|---|--|--|---|
|  | Score                                     | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0   | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> | 0  | <p><b><u>Term</u></b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0   | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b><u>Term</u></b><br/>Likely permanent neutral effects</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |



| SA Objective  | P189 Land off Middleton Drive, Barrowford |   | P224 Russell Brothers Ltd, Waidhouse Road, Nelson |  |
|---|---|---|---|--|
|   | Score                                     | Commentary on effects of the policy   | Score   | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | 0   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Character Area (Zone 6a). At a site level the site displays some of the physical qualities noted with the Landscape Character Assessment for this area, including gently sloping topography and vegetated boundaries. The proposal is for a small scaled development. The site is largely enclosed with existing development located on two to three sites. It is unlikely given the scale of the proposal that harm would arise to this LCA through the development of the Site. There is also an absence of nearby designations and wider built context that the proposal would result in an adverse effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Initial adverse effects likely to turn positive in the longer term once the development is completed.</p> <p><b><u>Mitigation</u></b></p> <p>Existing boundaries retained and enhanced. Development scaled to be consistent with surroundings.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal site sits within the urban area and within the Industrial Urban Character Area. The Site does not in its current form and use contribute towards this character area and detracts from the wider urban environment, its redevelopment for housing could enhance this environment. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Any adverse effects likely to be extremely limited and experienced only during construction (at demolition) likely to turn positive post completion.</p> <p><b><u>Mitigation</u></b></p> <p>Existing natural boundaries to be retained and enhanced as far as possible. Development to be limited in extent to be consistent with existing built form.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## P244 Former James Nelson Sports Ground, Wickworth Street, Nelson & P062 Land adjacent to Silentnight Beds, Barnoldswick

| SA Objective  | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   |   | P062 Land adjacent to Silentnight Beds, Barnoldswick   |  |
|---|--|---|---|--|--|
|   | Score  | Commentary on effects of the policy   |   | Score  | Commentary on effects of the policy  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | ++   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 114 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the short to medium</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site has capacity for 90 dwellings and as such is considered to have a significant positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive from the short to medium</p> <p><b><u>Mitigation</u></b></p> <p>Planning obligations for the mix of housing.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is located within 2000m of the nearest employment site (Southfield)</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><b><u>Term</u></b></p> |  |
|   |  | +   |   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not in use for employment. As a result the proposal would not result in the loss of employment land.</p> <p>The Site is located within 2000m of the nearest employment site (Southfield)</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><b><u>Term</u></b></p> <p>Likely permanent minor positive effects.</p> |

| SA Objective  | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   |    | P062 Land adjacent to Silentnight Beds, Barnoldswick |  |   |
|---|--|---|----|--|--|---|
|   | Score  | Commentary on effects of the policy   |    | Score  | Commentary on effects of the policy  |   |
|   | +  | Likely permanent minor positive effects.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None.  |    | +  | <u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None. |   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | -   | ++ | ++   | -  | + |
|   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one key service or more of 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. As such the development is likely to result in pressure on services.</p> <p>The Site is located in within 800m of school provision.</p> <p>The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from commencement and occupation of the development.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>   |    | ++   | -  | + |
|   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. As such the development is likely to result in pressure on services.</p> <p>The Site is located in within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal is accessible to a range services and facilities and is considered to have a minor positive effect against this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from commencement and occupation of the development.</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> |    | ++   | -  | + |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | +  | -   | 0  | ++   | 0  | - |
|   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space</p> <p>The Site is used informally for open space and will result in the loss of recreational opportunity for existing residents.</p> <p>The proposal site is bordered by residential dwellings and allotments.</p> <p>The proposed use is considered to be compatible with existing uses.</p> <p>The proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p>  |    | ++   | 0  | - |
|   | +  | <p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space</p> <p>Scope exists within the site to accommodate new open space provision on site.</p> <p>The Site is adjacent to Silentnight Beds Manufacturing Plant, the operations of which may cause harm to the amenity of potential future residents. The proposal is not considered to be compatible with this ongoing active use.</p> <p>The proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p>   |    | ++   | 0  | - |

| SA Objective   | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   |  | P062 Land adjacent to Silentnight Beds, Barnoldswick |  |  |
|--|--|---|--|--|--|--|
|  | Score  | Commentary on effects of the policy   |  | Score  | Commentary on effects of the policy  |  |
|  | 0  | Likely permanent neutral effect.<br><u>Mitigation</u><br>None.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |  | 0  | Likely neutral effect with the potential to turn positive should concerns regarding amenity of residents of the site be addressed without prejudice to the operations of Silentnight beds.<br><u>Mitigation</u><br>Possible layout and design measures to reduce effects of noise, light and air pollution from the adjacent use.<br><u>Assumptions</u><br>None.<br><u>Uncertainties</u><br>None |  |
| 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><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. No congestion issues locally which would be affected by the development.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive 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 located within 400m of one or more transport services but inaccessible to these services.</p> <p>The Site is not accessible by vehicles.</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 negative effect for this objective.</p> <p><u>Term</u></p> <p>Currently a minor negative effect. Possible positive effect overall if a safe and sufficient access can be identified and secured.</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  | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |  | P062 Land adjacent to Silentnight Beds, Barnoldswick |  |
|---|--|--|--|--|
|   | 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  | -  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor adverse effect.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources.                   | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is not located within 50m of a watercourse or water body. The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | -  | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within 50m of a watercourse or water body (Leeds and Liverpool Canal)</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><b><u>Mitigation</u></b></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | 0  |  | -  |  |

| SA Objective   | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   | P062 Land adjacent to Silentnight Beds, Barnoldswick |  |
|--|--|---|--|--|
|  | 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><b><u>Likely Significant Effects</u></b><br/>The Site is located in Flood Zone 1, with a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Permanent neutral effect with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> | -  | <p><b><u>Likely Significant Effects</u></b><br/>Whilst the Site is located in Flood Zone 1, there is a relatively high risk of flooding from ground water flooding.</p> <p><b><u>Term</u></b><br/>Potential adverse effects reducing to neutral with the adoption of sufficient mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a higher risk of flooding.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site specific detail to be assessed at the planning application stage.</p> |
| 9. To improve air quality.   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>   | 0  | <p><b><u>Likely Significant Effects</u></b><br/>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |

| SA Objective  | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   |   | P062 Land adjacent to Silentnight Beds, Barnoldswick |   |   |
|---|--|---|---|--|---|---|
|   | Score  |   | Commentary on effects of the policy   | Score  |   | Commentary on effects of the policy   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ?  |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> | ?  |   | <p><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Uncertain effects to submission of a planning application.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  | -  |   | <p><b>Likely Significant Effects</b></p> <p>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><b>Term</b></p> <p>Permanent loss where developed.</p> <p><b>Mitigation</b></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><b>Assumptions</b></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b>Uncertainties</b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote   | 0  | ? | 0   | 0  | ? | 0   |
|   |  |   | <p><b>Likely Significant Effects</b></p> <p>The site is not located within 100m of a designated site.</p> <p>It is unclear what role the Site has for protected species. The Site consists of amenity grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p>   |  |   | <p><b>Likely Significant Effects</b></p> <p>The site is located within 50m of a locally designated site.</p> <p>It is unclear what role the Site has for protected species. The Site is made up of improved grassland.</p> <p>The Site not located within the Green Infrastructure Network.</p>   |

| SA Objective   | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |  | P062 Land adjacent to Silentnight Beds, Barnoldswick |   |
|--|--|--|--|---|
|  | Score  | Commentary on effects of the policy  | Score  | Commentary on effects of the policy   |
| improvements to the green infrastructure network.  | 0  | <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> | -  | <p>Overall the proposal is considered to have a likely a minor adverse effect on this objective.</p> <p><b>Term</b><br/>Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><b>Mitigation</b><br/>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. Development should be directed away from the Canal in order to reduce the potential for adverse effects.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b>Likely Significant Effects</b><br/>Further Clough Head Cottage (Grade II) is close to the eastern boundary of the Site. Despite the proximity of this asset no adverse impact in anticipated taking into account build surroundings which includes modern development.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>   | 0  | <p><b>Likely Significant Effects</b><br/>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><b>Term</b><br/>Likely permanent neutral effects</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None</p> <p><b>Uncertainties</b><br/>None.</p>  |



| SA Objective  | P244 Former James Nelson Sports Ground, Wickworth Street, Nelson |   | P062 Land adjacent to Silentnight Beds, Barnoldswick |  |
|---|--|---|--|--|
|   | Score  | Commentary on effects of the policy   | Score  | Commentary on effects of the policy  |
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Industrial Foothills and Valleys Character Area but does not reflect the character or qualities of this area given that it is contained entirely by residential development. The Site is located within the urban area and contained on all sides by existing development/uses. The site has no particular landscape or townscape value/quality and so its development for housing is assessed as having a neutral effect.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not feature any of the qualities of this LCA comprising of a flat area of land on the edge of Barnoldswick which is highly influenced by its built surroundings. The Site is largely contained by neighbouring uses extending southwards as far as the Silentnight beds site, with existing residential areas to the north and west, and the site of West Craven High School to the south west. The Site provides for a logical extension of the built form of Barnoldswick without any real harm to the local landscape.</p> <p><b><u>Term</u></b></p> <p>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, achieving a sense of place. Sensitive boundary treatments especially to the east and south.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |